CLASS E RETAIL PARK POD LEASE FOR SALE | VIEWINGS STRICTLY BY APPOINTMENT ONLY

MARSHWOOD RETAIL PARK
CANTERBURY CT1 1DX

bf
brasier freeth

MARSHWOOD RETAIL PARK CANTERBURY

CT1 1DX

LOCATION

Marshwood Close Retail Park is located to the north of Canterbury city centre, accessed via Marshwood Close with visibility and prominence from Sturry Road (A28). The park benefits from 164 car parking spaces and is situated opposite an Asda Superstore

Other nearby occupiers include Pets at Home, PureGym, British Heart Foundation, B&M, B&Q and Majestic Wine.

DESCRIPTION

A modern, standalone retail park pod suitable for a variety of uses, currently configured as a café with external seating area included by way of a separate agreement.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	169.00	1,820

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LEASE

Held on a 10 year FRI lease due to expire 14th January 2028 without further rent review. The lease is held inside the Landlord and Tenant Act 1954.

PASSING RENT

£50,400 per annum exclusive.

EPC

Further details upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £33,500.

For rates payable please refer to the Local Charging Authority, Canterbury City Council - 01227 862000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

Matt Jennings

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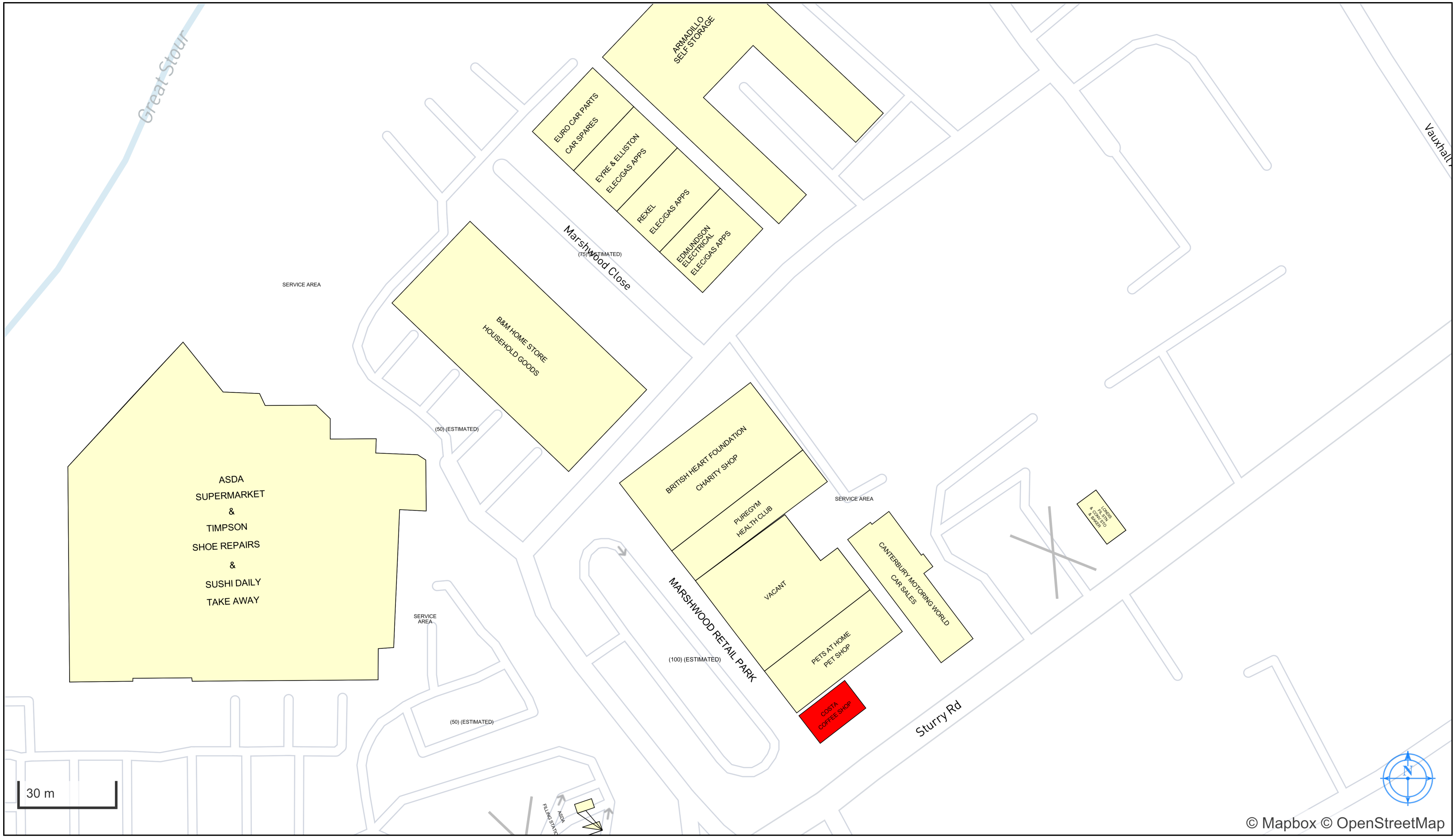
Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.


Great Stour
ARMADILLO SELF STORAGE
EURO CAR PARTS CAR SPARES
EYRE & ELLISTON ELEC/GAS APPS
REXEL ELEC/GAS APPS
EDMUNDSON ELECTRICAL ELEC/GAS APPS
Marshwood Close
(75) (ESTIMATED)
SERVICE AREA
B&M HOME STORE HOUSEHOLD GOODS
(50) (ESTIMATED)
ASDA SUPERMARKET & TIMPSON SHOE REPAIRS & SUSHI DAILY TAKE AWAY
SERVICE AREA
BRITISH HEART FOUNDATION CHARITY SHOP
PUREGYM HEALTH CLUB
SERVICE AREA
VACANT
PETS AT HOME PET SHOP
COSTA COFFEE SHOP
CANTERBURY MOTORING WORLD CAR SALES
LONDIS FIL STN & CONV STO & BAKER
MARSHWOOD RETAIL PARK
(100) (ESTIMATED)
(50) (ESTIMATED)
Sturry Rd
Vauxhall
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