



## 38 High Street

Canterbury, CT1 2RY

**Prime Restaurant Building  
on High Street in  
Canterbury - Available on a  
New Lease**

**2,066 sq ft**  
(191.94 sq m)

- Prime High Street Location
- Heavy Footfall
- Partially Fitted
- Available on a New Lease
- Lease over Whole Building

# 38 High Street, Canterbury, CT1 2RY

## Summary

Available Size	2,066 sq ft
Rent	£65,000 per annum
EPC Rating	Upon enquiry

## Description

The premises are laid out over ground and three upper floors and have previously traded as Tortilla. Currently vacant and partially fitted out with lots of potential for the right operator who requires full extraction in place.

## Location

Primely located on the very busy High Street in Canterbury in the South East of England that plays host to plenty of tourists, students and locals. The High Street benefit from having all the large multiples you would expect to see on any busy High Street.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	700	65.03
1st - Office/Storage	523	48.59
2nd - Storage	452	41.99
3rd - Storage	391	36.33
<b>Total</b>	<b>2,066</b>	<b>191.94</b>

## Tenure

New lease available for a term to be arranged subject to rent reviews

## Rent

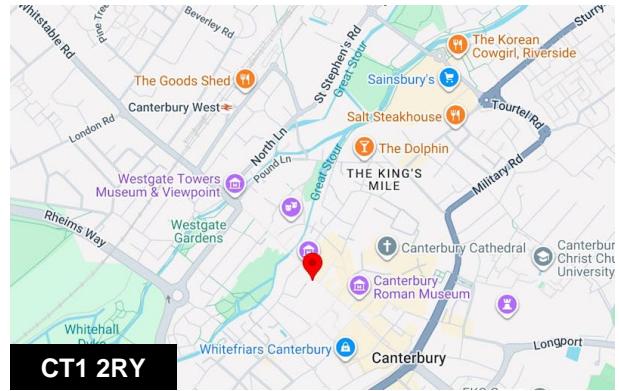
Offers in the Region of £65,000pax

## VAT

May be applicable on Rent

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



**Morris Greenberg**

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