Kent CT1 2TH

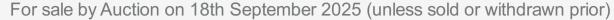
For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





Freehold Long Let Leisure Investment

Kent CT1 2TH





Property Information

Freehold Long Let Leisure Investment

- Entirely let to Loungers UK Ltd on a new 15 year lease (no breaks)
- Circa 758.30 sq m (8,161 sq ft)
- Tenant recently completed extensive refurbishment
- · Historic and affluent City
- Nearby occupiers include The Ivy, Hotel Chocolat, Pret A Manger, M&S, Costa, Wagamama, Starbucks and Superdry
- VAT free investment

Lot Auction

7 18th September 2025

Rent Status £120,000 per Annum Exclusive Available

Sector Auction Venue
Retail, Leisure Live Streamed Auction

Location

Miles

24 miles east of Maidstone, 53 miles south east of Central

London

Roads A2, A257, A2050

Rail Canterbury East, Canterbury West

Air London Gatwick Airport

Situation

Canterbury is an historic Cathedral City, popular with tourists and home to the University of Kent, Canterbury Christchurch University and the University College for Creative Arts. The property is situated in an excellent retailing location on the south side of St Margaret's Street. Nearby occupiers include The Ivy, Hotel Chocolat, Pret A Manger, M&S, Costa, Wagamama, Starbucks and Superdry.

Tenure

Freehold

EPC

B33

Description

The property comprises a substantial cafe/bar arranged over the ground, basement, first and second floors. The tenant spent circa £1.9m on a full refurbishment prior to opening in August 2022.

VAT

VAT is not applicable to this lot.

DISCLAIME

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground Basement First Second	Cafe/Bar Ancillary Cafe/Bar Cafe/Bar/Ancillary	247.32 117.30 247.60 146.08		LOUNGERS UK LIMITED t/a Cosy Club (2)	15 years from completion	£120,000	5 yearly
Total		758.30	(8,161)			£120,000	

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

⁽²⁾ Loungers is a substantial and growing operator in the UK hospitality sector. As of March 2025, Loungers operates 291 sites in England and Wales across three distinct but complementary brands, Lounge, Cosy Club and Brightside (www.loungers.co.uk). For the year ending 21/04/2024, Loungers UK Limited reported a turnover of £353,486,000, a pre-tax profit of £14,917,000 and a shareholders funds of £90,367,000 (NorthRow 14/07/2025).

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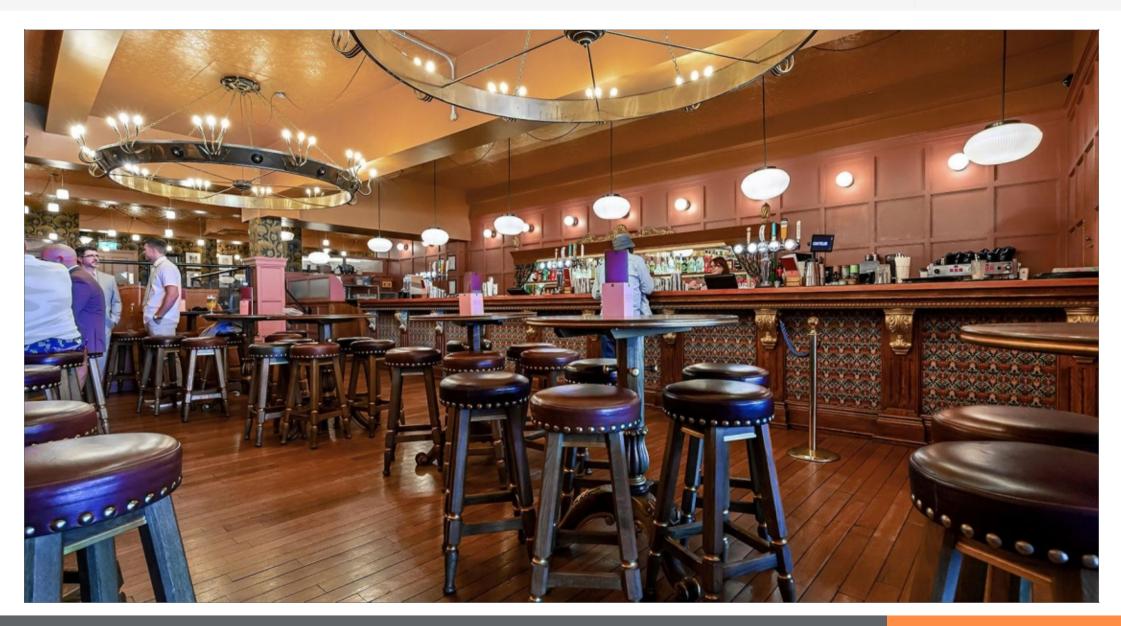


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