

# Lot 7, 20-21 St Margaret's Street, Canterbury,

**Kent CT1 2TH**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Long Let Leisure Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## 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

7

#### Auction

18th September 2025

#### Rent

£120,000 per Annum Exclusive

#### Status

Available

#### Sector

Retail, Leisure

#### Auction Venue

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.

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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	Cafe/Bar	247.32	(2,662)	LOUNGERS UK LIMITED t/a Cosy Club (2)	15 years from completion	£120,000	5 yearly
Basement	Ancillary	117.30	(1,262)				
First	Cafe/Bar	247.60	(2,665)				
Second	Cafe/Bar/Ancillary	146.08	(1,572)				
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](http://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](http://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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## Contacts

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