24 High Street, **Canterbury, Kent CT1 2AY**

Prime Freehold Restaurant Investment





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Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Basement First Second External Seating	Restaurant & Ancillary Restaurant & Ancillary Restaurant & Ancillary Ancillary	103.50 sq m 71.60 sq m 94.1 sq m 40 sq m 57.10 sq m	(1,117 sq ft) (771 sq ft) (1,013 sq ft) (430 sq ft) (615 sq ft)	AZZURRI RESTAURANTS LIMITED (formerly Ask Restaurants Limited) (1)	15 years from 20/05/2016 until 19/05/2031 on a full repairing and insuring lease (2)	£96,750	2021 and 5 yearly
Total	366.30 sq m (3,946 sq ft)			£96,750			

(1) For the year ended 1st July 2018, Azzurri Restaurants Limited reported a turnover of £260,264,000, pre-tax profits of £11,227,000 and a net worth of £88,676,000 (Source: Experian 10/09/2019). Ask trades from 111 restaurants nationwide (Source: www.askitalian.co.uk). (2) The previous lease was for a term of 20 years from 1996.



Lot 7

£96,750 per annum

Key Details

- · Busy pedestrianised city centre location
- Let to Azzurri Restaurants Limited (formerly Ask Restaurants) on a lease expiring 2031 (no breaks)
- Near to The Marlowe Theatre and Canterbury Cathedral
- Close to the historic Kings Bridge and Weavers Buildings

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Miles: 14 miles north-east of Ashford 62 miles south-east of Central London Roads: A2, A28, A299, M2, M20 Rail: Canterbury East Railway Station (approx 80

Rail: Canterbury East Railway Station (approx 80 minutes to London St Pancras International)

Air: Gatwick Airport

Situation

The property is situated in an excellent trading location on the north side of High Street, close to its junction with Best Lane in the heart of the city centre. The property is 250 metres south of Canterbury Cathedral, 100 metres south of The Marlowe, a 1,000-seat theatre, and 300 metres north-west of the Whitefriars Shopping Centre, which houses retailers including Marks & Spencer, Boots, Costa, Greggs, HSBC, KFC and Metro Bank. Other nearby occupiers include Zizzi, Pizza Express, West Cornwall Pasty Company and Prezzo.

Description

The property comprises a restaurant arranged over basement, ground, first and second floors. The ground floor provides a restaurant (60 covers), bar and kitchen. The basement a restaurant (50 covers) and bar. The first floor restaurant (48 covers) together with WC, storage and a kitchen. The second floor comprises office, storage and staff accommodation. There is further seating externally to the front and rear of the property together with access to the adjoining Great Stour river.

Tenure

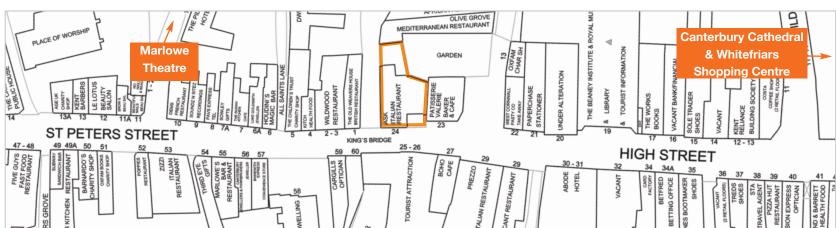
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at acuitus.co.uk



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