

Lot 7

£96,750 per annum
exclusive

24 High Street, Canterbury, Kent CT1 2AY

Prime Freehold Restaurant Investment



Tenancy and accommodation

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£96,750 per annum
exclusive

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

Location

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 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

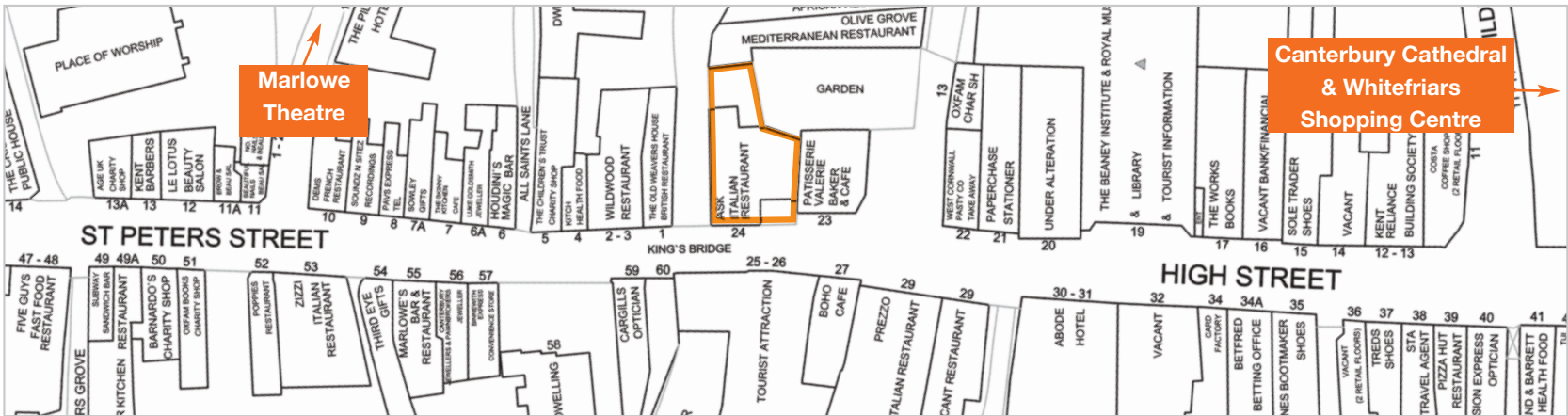
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at acuitus.co.uk



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