£78,550 per annum

49a St Peter's Street, **Canterbury, Kent CT1 2BE**

Freehold Restaurant Investment





Tenancy and accommodation

Floor	Use	Floor (App		Tenant	Term	Rent p.a.x.	Reviews
Ground First Second	Restaurant Restaurant Ancillary	247.21 sq m 73.11 sq m 10.78 sq m	(2,661 sq ft) (787 sq ft) (116 sq ft)	GOURMET BURGER KITCHEN LIMITED (1)	20 years from 21/11/2014 until 20/11/2034 (2) on a full repairing and insuring lease	£78,550	21/11/2019 and five yearly
Total		331.10 sq m	(3,564 sq ft)			£78,550	

(1) Website: www.gbk.co.uk

(2) The lease provides a tenant option to determine on 21/11/2029.



Lot 6

Key Details

- · Let to Gourment Burger Kitchen Limited until 2034 (subject to option)
- · Affluent cathedral city
- · Busy pedestrianised city centre location
- Nearby occupiers include Nando's, Five Guys, Wildwood and Zizzi

Miles: 14 miles north-east of Ashford 62 miles south-east of Central London Roads: A2, A28, A299, M2, M20

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

Gatwick Airport

Situation

Canterbury is a 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 on the busy pedestrianised St Peter's Street which leads to High Street. Nearby restaurant occupiers include Nando's, Five Guys, Wildwood and Zizzi.

Description

The property comprises a ground and first floor restaurant with second floor ancillary accommodation.

Tenure

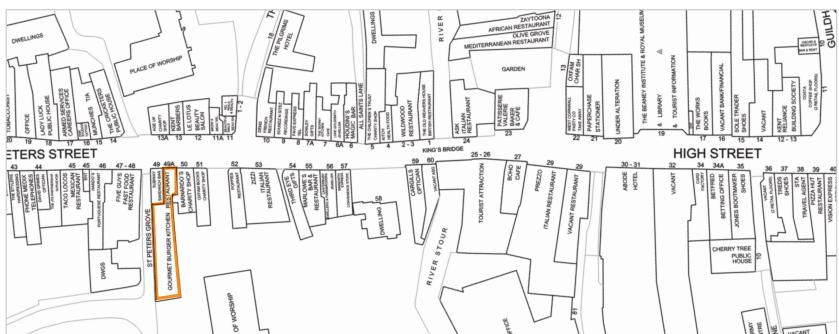
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band G. Available to download from the legal pack at acuitus.co.uk



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights rey 100017316. For identification purposes only.

Georgina Roberts +44 (0)20 7034 4863 georgina.roberts@acuitus.co.uk

Acuitus Billy Struth

+44 (0)20 7034 4854 billy.struth@acuitus.co.uk

Associate Auctioneer: Mike Fox

+44 (0)20 7297 6273 mike.fox@bidwells.co.uk



Seller's Solicitors: Fladgate LLP Barbara Eilon

17

+44 (0)20 3036 7202 beilon@fladgate.com