

# Lot 6

£78,550 per annum exclusive

## 49a St Peter's Street, Canterbury, Kent CT1 2BE Freehold Restaurant Investment



# Tenancy and accommodation

# Lot 6

£78,550 per annum exclusive

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

(1) Website: www.gbk.co.uk  
 (2) The lease provides a tenant option to determine on 21/11/2029.

## Key Details

- Let to Gourmet 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

## 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

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



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