

49a St Peters Street

Canterbury, Kent CT1 2BE



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Attractive Period Property Situated in Busy Trading Position
- Recently Refurbished
- Nearby Occupiers to Include Nandos, Five Guys & Subway
- Potential For Outdoor Seating (By Way of Separate Licence)

City Centre Restaurant
TO LET

187.7 m² (2,021 sq ft) approx.

LOCATION

The cathedral city of Canterbury is located around 60 miles south east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

The property is situated in a prominent position in St Peters Street, being an extension of Canterbury's High Street and within the city's main restaurant/ bar area.



The property comprises the ground and part first and second floors of an attractive period building.

It is arranged as a main open seating area on the ground floor with the kitchen and stores to the rear. The first and second floor providing a mix of staff areas, offices and stores.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Entrance	48.2	519
	Bar/ Prep	11.2	121
	Seating	88.4	951
	Kitchen	31.2	335
First	Office	4.4	47
Second	Stores	4.4	47
Total		187.7	2,021

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £35,000 per annum (exclusive of Rates, Insurance and VAT).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

INSURANCE

The landlord is to insure the premises with the tenant responsible for reimbursing the annual premium.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only.

BUSINESS RATES

The tenant will be responsible for their business rates in relation to the property. The rateable value of the property is as follows:

Restaurant & Premises £58,000

EPC

A copy of the Energy Performance Certificate can be made available upon request.

FLOOR PLANS

Copies of the floor plans can be made available upon request.

PHOTOS

Photos were taken in January 2024.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

FINANCE ACT 1988

Unless otherwise stated, rents are quoted exclusive of Value Added Tax (VAT).

1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281





AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING