

HISTORIC *Canterbury*

KENT'S RETAIL & CULTURAL HEART



7-10  
ST MARGARET'S  
STREET

# Opportunities

ROOFTOP BAR/RESTAURANT AND  
GROUND FLOOR RETAIL/RESTAURANT  
UNITS IN HISTORIC CANTERBURY



7-10  
ST MARGARET'S  
STREET



ROOFTOP RESTAURANT/BAR



GROUND FLOOR RETAIL UNITS

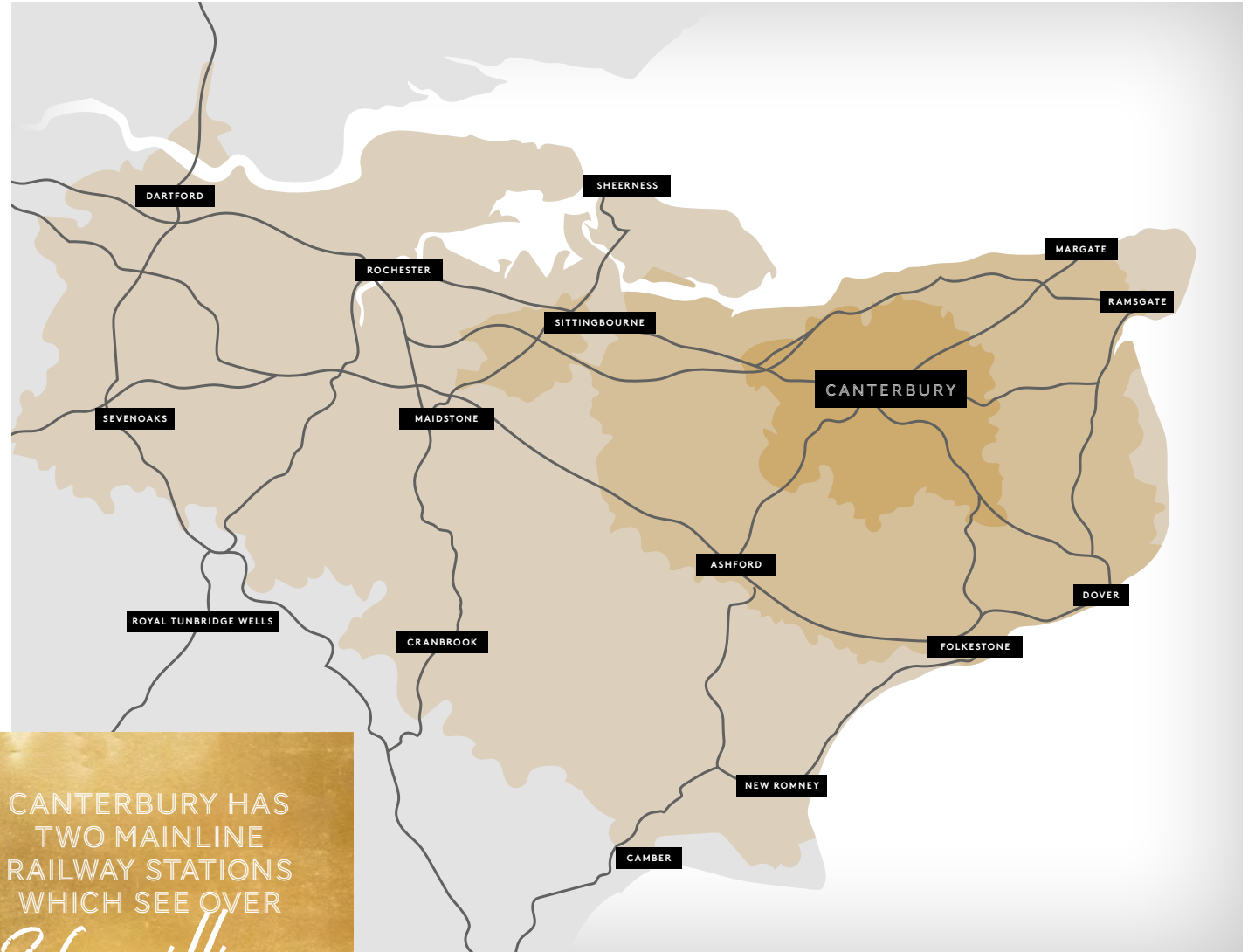


GROUND FLOOR RETAIL UNITS

# Catchment

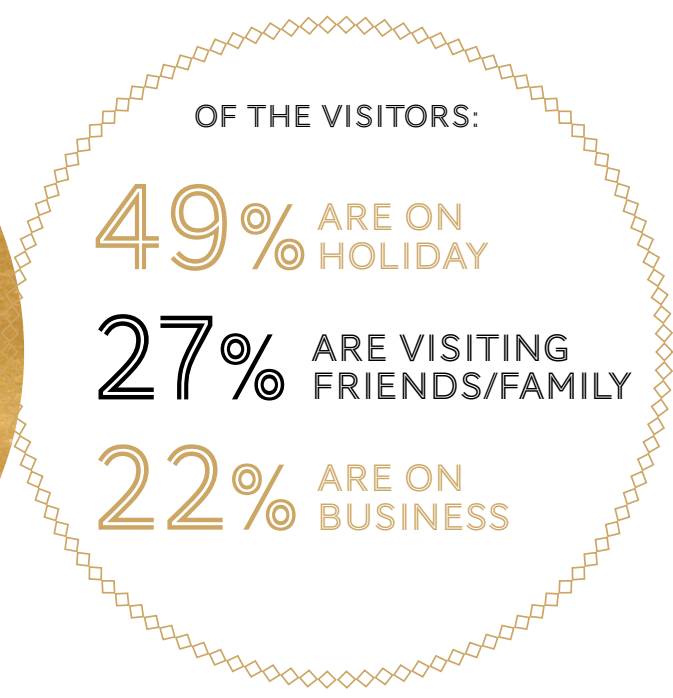
Canterbury is Kent's retail and cultural heart. With its accessibility from London, Canterbury is also a tourism hotspot, with over 7.8 million visitors per annum. Canterbury is located 63 miles south east of London, 29 miles east of Maidstone and 17 miles north west of Dover. The city has excellent road connections being adjacent to the A2 dual carriageway which links with the M2 to the north west and the port of Dover to the south east.

The city has two mainline railway stations which combined see over 3.6 million passengers travel through them each year, and is served by frequent trains to and from London Charing Cross and London Victoria, as well as high speed trains from St Pancras with a journey time of 56 minutes. Gatwick Airport is approximately 50 miles (80 km) to the west of the city.



CANTERBURY HAS  
TWO MAINLINE  
RAILWAY STATIONS  
WHICH SEE OVER  
*3.6 million*  
PASSENGERS  
EACH YEAR

- 15 minutes. Population: 96,180
- 30 minutes. Population: 440,243
- 1 hour. Population: 1,899,911



THE CITY IS THE DOMINANT RETAILING CENTRE IN KENT AND SERVES A  
*primary catchment population of 232,000*

CANTERBURY IS HOME TO  
THREE UNIVERSITIES:

The University of Kent, University for the Creative Arts, and Canterbury Christ Church University have a combined student population of over

*43,000 students*



CANTERBURY  
CATHEDRAL  
RECEIVES OVER  
900,000 VISITORS  
PER YEAR

# Tourism AND UNIVERSITIES

- 1 Canterbury Cathedral
- 2 Whitefriars
- 3 Canterbury Roman Museum
- 4 Christchurch Gate
- 5 The Marlowe Theatre



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# CITY CENTRE *Location*

The subject property occupies a prime central retail pitch in the City Centre, located on St Margaret's Street which links the historic High Street to the modern Whitefriars development, Canterbury's prime retailing location, which is home to brands such as Fenwicks, H&M, M&S, Topshop and Zara.

Canterbury Cathedral is a 4 minute walk from the subject property, which itself attracts over 900,000 paid visits annually.

St Margaret's Street is already an established boutique retail and food and beverage location, with retailers such as Superdry, HMV, and Alice and the Hatter.

The subject property also sits in close proximity to Marlowe Arcade, which is a boutique retail arcade which forms part of the Whitefriars development, including brands Seasalt, Hobbs, Stormfront, Ecco and Swarovski.



# CITY CENTRE *Location*



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WHITEFRIARS CENTRE  
TOPMAN ZARA TESCO  
H&M Fenwick next



# THE *Development*

The Slatters development at 7-10 St Margaret's Street is a mixed-use development to comprise a new 129 bed Hampton by Hilton hotel, together with a 5th floor stunning rooftop bar/restaurant with dedicated ground floor entrance and two ground floor commercial units. The view from the rooftop restaurant will provide unparalleled, stunning and unrestricted views towards the Canterbury Cathedral and wider surrounding countryside.

The site incorporates the former Peter Newman shoe store, Ha-Ha Bar and 30 bedroom Slatters Hotel, which ceased trading approximately 20 years ago. With careful consideration of the historic nature of the site and listed elements, the development will be an inspired blend of old and new architecture.

Visitor and guest access to the hotel will be via St Margaret's Street and through the renovated listed timber building, which will then open out into the lobby, foyer and dining area to the rear of the hotel.

The adjacent and renovated listed Georgian building will form a separate entrance from St Margaret's Street for a dedicated entrance and passenger lift to the new roof-top restaurant.

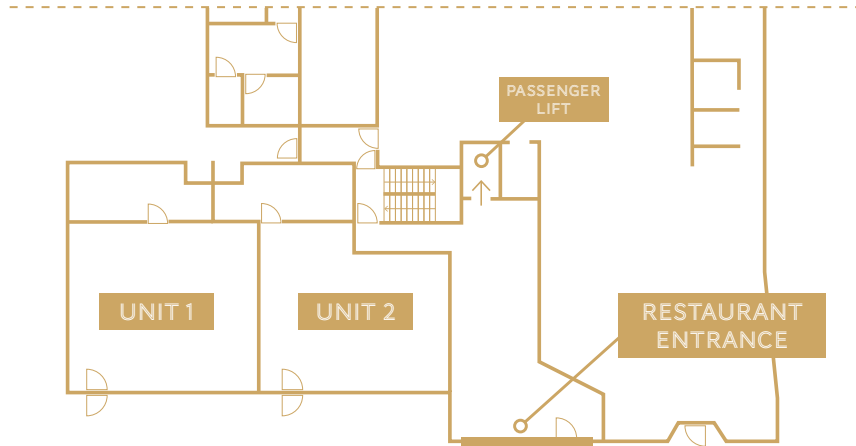
Independent of the hotel and roof-top restaurant entrances along St Margaret's Street, are two further smaller commercial units which have planning permission for A1 or A3 type use.

These units will be stepped back slightly from the existing foot-path in order to nurture and encourage an alfresco environment and bring more life to the street scene.

In designing the elevation and façade of the new scheme the developer has taken references from other historical buildings and landmarks in Canterbury, including the cathedral and St Margaret's Church, with a sympathetic choice of materials.

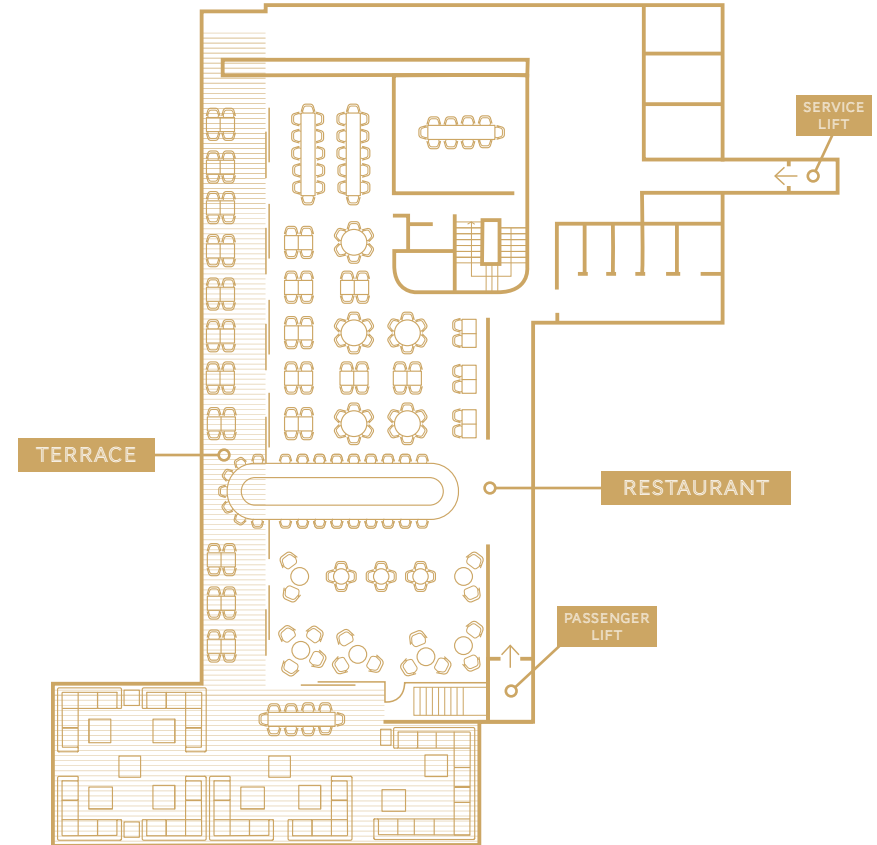
Immediately outside of the hotel and retail units, public realm improvements along St Margaret's Street are also being carried out as part of the development. This will see pedestrianisation of the street, tree planting and new granite sett & york stone paving to the road and footpaths.

# THE *Development*



## GROUND FLOOR RETAIL / F&B

Unit 1	947 sq ft	88 sq m
Unit 2	936 sq ft	87 sq m
Units would be able to be combined.		



## ROOFTOP RESTAURANT / BAR

Ground Floor Entrance (GIA)	570 sq ft	53 sq m
5th floor Restaurant (GIA)	5,403 sq ft	502 sq m
5th floor Terrace (GIA)	2,497 sq ft	232 sq m

# Rooftop RESTAURANT / BAR



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GROUND FLOOR RETAIL UNITS



GROUND FLOOR RETAIL UNITS

## FURTHER *Details*

### RENT

Upon Application.

### TENURE

The premises are available on a new tenant's full internal repairing and insuring lease.

### RATES

To be assessed. Parties should enquire directly with the Valuation Office Agency.

### EPC

Available on request



# FURTHER *Information*



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