

HISTORIC CITY CENTRE BUILDING



14 Mercery Lane, Canterbury, Kent CT1 2JJ

FOR SALE OR TO LET

**180.26 sq m (1,940 sq ft) OVER GROUND,
BASEMENT AND THREE UPPER FLOORS**

- ▶ Historic building in the heart of the City centre
- ▶ High tourist footfall
- ▶ Within site of the main Cathedral entrance



Location

The property is situated in the heart of Canterbury's historic centre on Mercery Lane which links High Street with Buttermarket, Burgate and Canterbury Cathedral. As such the property benefits from a high tourist footfall.

The property is located approximately 0.8km east of Canterbury West railway station and close to the Whitefriars Shopping Centre which is considered to be the prime retail pitch in the City owing to the presence of national retailers.

Description

The property comprises a medieval Grade II mid-terraced building located less than 60m from the main entrance to the cathedral.

The property is used as a shop (Use Class E) on the ground floor with ancillary storage in the basement, first, second and attic accommodation. There is some ancillary office accommodation on the second floor.

The shop area is part air-conditioned and there is WC and kitchenette facilities on the second floor.

Floor Areas

Ground	70.96 sq m	765 sq ft
First	38.58 sq m	415 sq ft
Second	30.52 sq m	330 sq ft
Attic	16.50 sq m	175 sq ft
Basement	23.70 sq m	255 sq ft
TOTAL	180.26 sq m	1,940 sq ft

Tenure

The freehold in the property is available at a price of £625,000.

Alternatively, it is also available to lease on full repairing and insuring terms at an initial rent of £35,000 per annum exclusive of all other outgoings.

VAT will be charged.

Rates

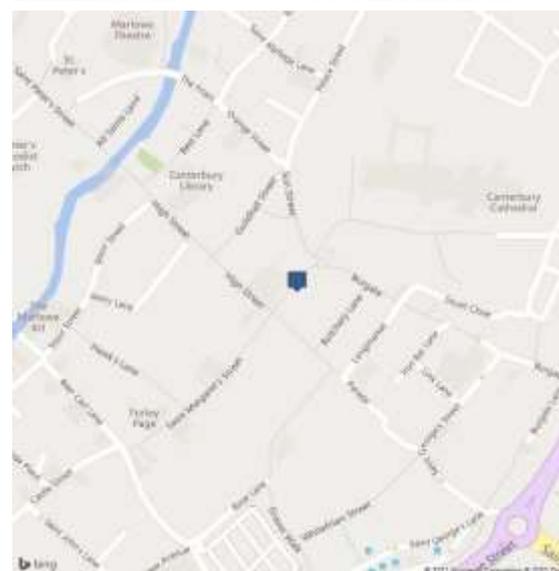
According to the Valuation Office Agency website the property's description is "shop and premises" and the rateable value is £43,500. For information regarding business rates please visit Gov.uk.

EPC

The property has an energy performance rating of E-102. Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing

By appointment, please contact:

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