

6 & 6a The Parade Canterbury



Location

The property occupies a prime trading location on The Parade adjacent to **Pret** and **Fat Face** close to its junction with Mercery Lane which provides access to Christ Church Gate – the main entrance to Canterbury Cathedral. Other occupiers include: **Office**, **Vodafone**, **Hotel Chocolat**, **NatWest** & **Lloyds**

Description

The property forms part of a larger building that was refurbished in 2010 and comprises Units 6 /6a The Parade and Unit 11 Mercery Lane. As a result it benefits from a frontage to both the Parade and to Mercery Lane.

Rent

£125,000 per annum exclusive.

6 & 6a The Parade Canterbury CT1 2JL

Prime Shop to Let
close to main Cathedral Gate

Contact:
Jonathan Thomas
01865 595143
jonathan@jrbtcommercialproperty.co.uk

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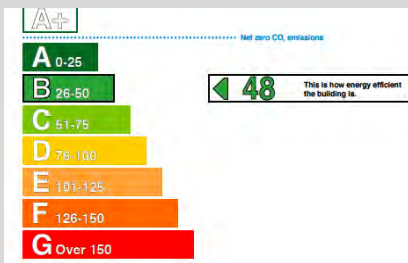
10 Suffolk House, Banbury Road, Summertown,
Oxford, OX2 7HN

Info@jrbtcommercialproperty.co.uk

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Christ Church Gate seen from Mercery Lane



Mercery Lane Entrance

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Accommodation

The unit is arranged over ground and basement floors as follows:

| | | |
|--------------------|--------------------|---------------------|
| Ground Floor Sales | 2,278 sq ft | (211.63 sqm) |
| Anc | 144 sq ft | (13.38 sqm) |
| Basement Anc | 570 sq ft | (52.95 sqm) |
| Total | 2,992 sq ft | (277.96 sqm) |

Tenure

The unit is available by way of a new effectively FRI lease drawn inside of the Landlord & Tenant Act 1954.

Legal Costs

Each Party to bear their own legal costs.

Rating

We have been advised by the Valuation Office Agency that the premises are assessed for rating purposes as follows:

| | |
|------------------------|----------|
| Rateable Value: | £100,000 |
| UBR (2020/21) | .512p |
| Notional Rates Payable | £51,200 |

Interested parties should verify these figures with the Local Authority.

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

EPC

An Energy Performance Certificate for the premises is available on request.

VAT

All figures quoted with these terms are exclusive of VAT, where chargeable.

Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Viewing

By appointment through joint agents:

Jonathan Thomas - JRBT Commercial Property
01865 595143
jonathan@jrbtcommercialproperty.co.uk

Damian Sumner – Brasier Freeth
0203 828 8542
damian.sumner@brasierfreeth.com

SUBJECT TO CONTRACT

August 2020

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