



James ashley
commercial
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45 St Peter's Street | Canterbury | Kent | CT1 2BG
RESTAURANT TO LET/FREEHOLD FOR SALE

45 St Peter's Street | Canterbury | Kent | CT1 2BG | RESTAURANT TO LET/FOR SALE

- ground floor, basement & external seating area
- 180.23 m² (1,940 ft²) approx.
- 8 residential letting rooms above
- rent: £85,000 per annum + premium required
- price: £1.7m freehold
- or £2.5m with 3 additional flats

DESCRIPTION

Mid terrace fully fitted restaurant (70 covers) arranged over the ground floor and basement. The ground floor is currently arranged as a mainly open plan seating area, with a bar/serving counter, kitchen and customer WC's. The basement provides storage and a managers office. There is outside seating to the rear. The first and second floors are self-contained and provide 8 residential letting rooms, with a shared kitchen and bathrooms.

In addition, there is a block of 3 self-contained flats to the rear, comprising 2 x 2 beds and 1 x 1 bed. Further information can be provided upon application.

LOCATION

Situated in a prominent position on St Peter's Street, between Black Griffin Lane and St Peter's Grove, in Canterbury town centre.

Neighbouring occupiers include; Nandos, STA Travel, Chicken Cottage, British Heart Foundation, Subway, Oxfam, Five Guys, Barretts Jaguar, Zizzi, ASK Italian and Wildwood, together with a good vibrant mix of other independent and local traders.

Canterbury West mainline railway station is within walking distance, providing services to London Charing Cross, St Pancras International, Margate and Ramsgate. There are also buses serving the area located on North Lane nearby.

ACCOMMODATION

Ground floor	117.98 m ²	1,270 ft ²	
Basement	62.24 m ²	670 ft ²	
TOTAL	180.22 m ²	1,940 ft ²	N.I.A.

NB: Additional space/seating can be provided on the first floor, if required.

TENURE

A new Full Repairing & Insuring Lease, with a Premium for the Fixtures, Fittings & Goodwill. This includes eight residential letting rooms above, with a current income of £48,000 per annum (therefore a net rent of £37,000 p.a. for the restaurant). Alternatively the sale of the entire Freehold is available, with or without the independent residential block to the rear, which is tenanted and produces an income of £44,500 per annum.

BUSINESS RATES

We understand that the current rateable value of the restaurant is £35,000. Contact Canterbury Council on 01227 862427 to confirm what amount is actually payable.



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