

CANTERBURY CT1 2JJ

8 MERCERY LANE

SHOP TO LET



Portland House
4 Great Portland Street
London W1W 8QJ

LOCATION

Occupying a busy trading location within Mercery Lane, being the principle link between the prime retailing area and Canterbury Cathedral. Multiple retailers adjacent and nearby include **Kaspa's**, **Jigsaw**, **Cath Kidston** and **Pret A Manger**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged on ground, first, second and attic floors comprising the following approximate dimensions and net floor areas:

Gross Frontage	19 ft 9 in	6.0 m
Net Frontage	18 ft 6 in	5.6 m
Internal Width	19 ft 8 in	6.0 m
Shop Depth	38 ft 3 in	11.7 m
Ground Floor Sales	600 sq ft	55.7 sq m
First Floor Store	532 sq ft	49.4 sq m
Second Floor Store	745 sq ft	69.2 sq m
Attic Store	301 sq ft	28.0 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£42,500 per annum exclusive**.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

SUBJECT TO CONTRACT



RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value (new)	£46,500
UBR 2019/2020	£0.504

Interested parties should make their own enquiries to the local authority to verify this information.

LISTED BUILDING

We understand from verbal enquiries we have made to Canterbury City Council that the building is Grade II* Listed.

VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance
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