



Retail Warehouse – 10,000 sq ft To Let
Established Retail Warehouse and Trading Estate

LOCATION

Canterbury is an historic cathedral city located approximately 63 miles south east of London and 16 miles north east of Ashford, with a resident population of c. 144,000. The city has good road communications served by the arterial A2/M2 linking London and the nearby port of Dover. Canterbury has two mainline stations with services to London St Pancras (51 minutes) and London Victoria.

The property is situated on an established retail warehouse and trading estate less than a mile from the city centre and just off the A28 link road from the A2 to the city centre.

Simmonds Road is the main arterial route through the Wincheap Estate and occupiers include **Toolstation**, **Mr Clutch**, **CareCo** and **Brewers**, while occupiers on the estate include **MKM**, **Howdens**, **Screwfix**, **GO Outdoors**, **Tile Giant**, **Topps Tiles**, **Easy Bathrooms**, **American Golf**, **Hammonds**, **Iceland**, **Euronics** and **Sussex Beds**.



ACCOMMODATION

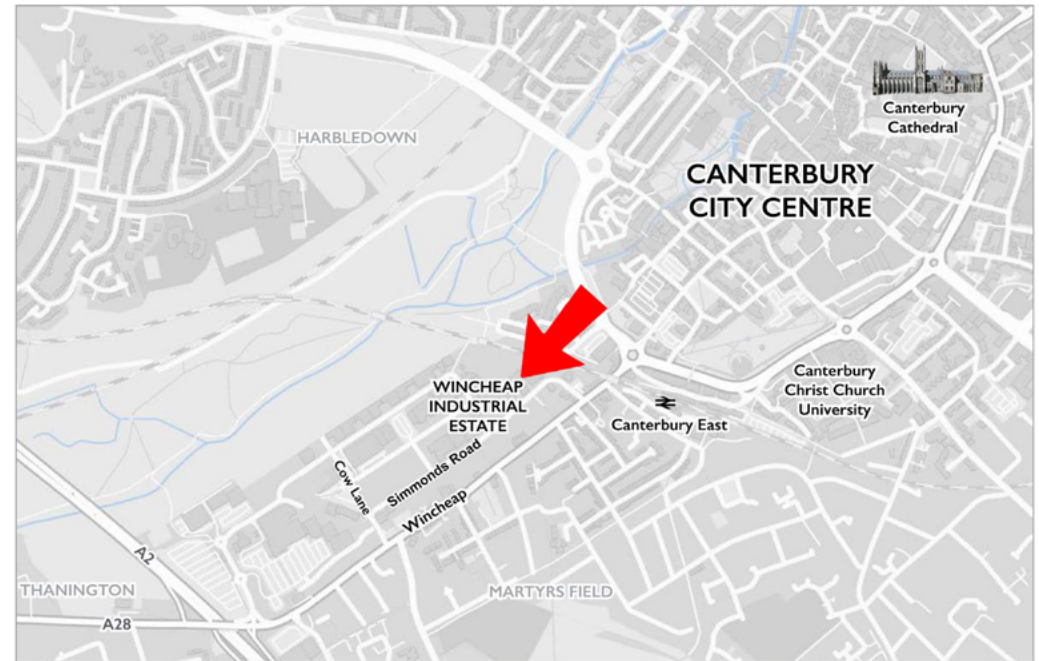
The property comprises an end-of-terrace retail warehouse unit with a mezzanine floor and the following gross internal floor areas:

Ground Floor	990.78 sq m	10,665 sq ft
Mezzanine	364.90 sq m	3,928 sq ft
Total NIA	1,355.68 sq m	14,593 sq ft

The property benefits from 95 shared customer car parking spaces.

TERMS

The property is available by way of a new 15 year full repairing and insuring lease at a commencing rent of **£115,000 per annum**, subject to five yearly upward only rent review.



www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001





PLANNING

The property benefits from planning consent for use as health and fitness or retail with some restrictions – please apply for further details.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band D. A copy of the EPC is available upon request.

RATES

Current Rateable Value	£57,500
Rate in the £ (2024/25)	54.6p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

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

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

Josh Heap
01892 707502
07538 492812
jheap@cradick.co.uk

Andrew Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

Subject to Contract and Exclusive of VAT (if applicable).



www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001





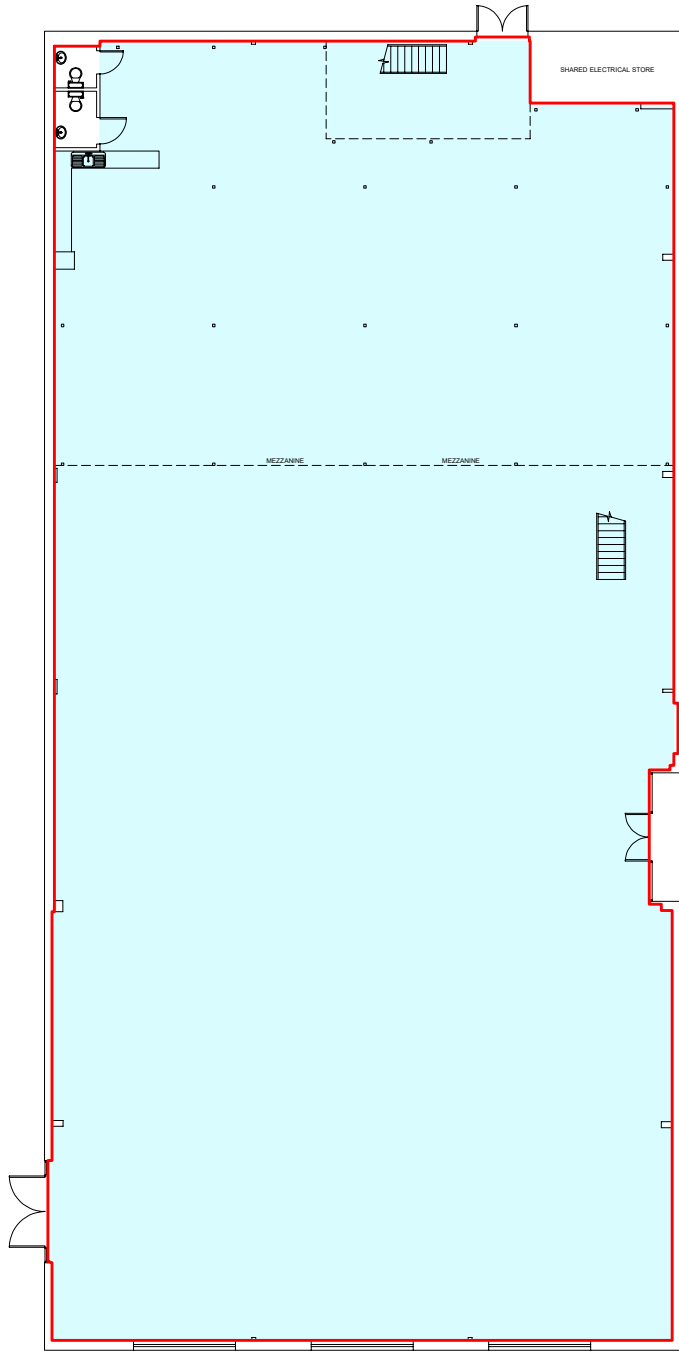
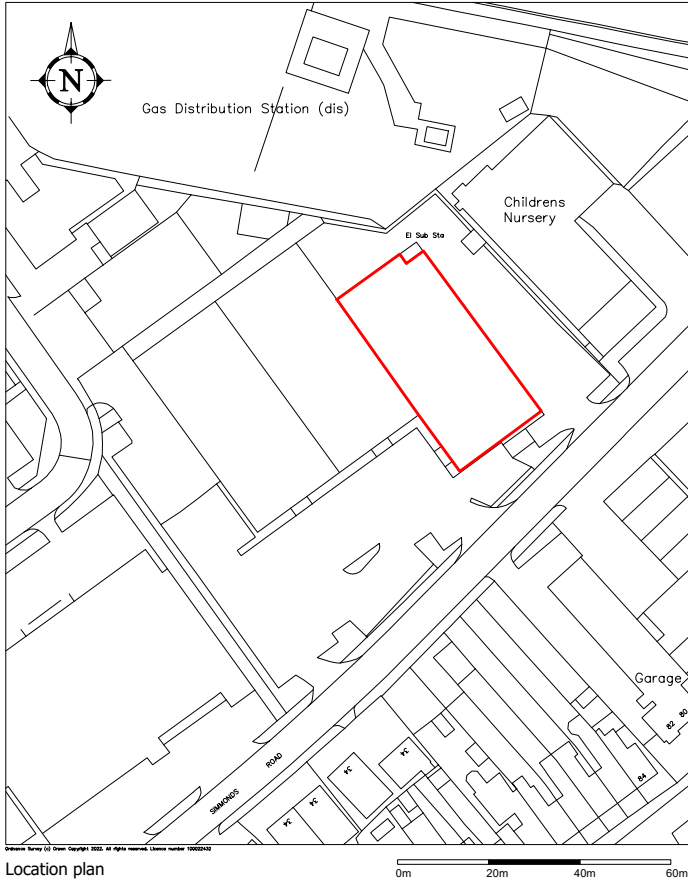
www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

 @CradickRetail

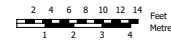
Cradick Retail LLP for themselves and the vendors of this property whose agents they give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 2018 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.

PLAN



Ground floor

Gross internal area: 979.9 sq m/ 10,547 sq ft
 Net internal area: 972.3 sq m/ 10,465sq ft



Notes:

Project:
 Unit 4c Wincheap Retail Park
 Simmonds Road
 Canterbury
 CT1 3RA

Drawing no.: 50725
 Revision: 0
 Drawn on: 09-09-2022
 Drawn by: AW

Scale: @A3
 Floorplan: 1:200
 Location plan: 1:1250



Trueplan (UK) Ltd
 Bank Chambers
 36 Mount Pleasant
 Tunbridge Wells
 Kent TN1 1HJ
 01892 614881

plans@trueplan.co.uk
 www.trueplan.co.uk
 @Trueplanuk
 facebook.com/trueplan