

**EXTENSIVE CITY CENTRE RESTAURANT
PREMISES**

Caxtons

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**11-12 Burgate
Canterbury
Kent
CT1 2HG**

**EXTENSIVE WELL-PRESENTED CITY
CENTRE RESTAURANT PREMISES**

TO LET

Offices at Gravesend, Gillingham, Maidstone and Canterbury

- ▶ Good location close to the Cathedral and Whitefriars Shopping Centre
- ▶ Attractive frontage to Burgate
- ▶ A range of open and private dining and bar areas
- ▶ Fixtures and fitting included



Location

The property is located along Burgate, a short walk from the main pedestrian entrance to Canterbury Cathedral and also the Whitefriars Shopping Centre. This central location enjoys good pedestrian footfall throughout the day.

Nearby occupiers are a mix of mostly small independents, along with some national occupiers including JD Wetherspoons and Cancer Research UK

Description

The property comprises a pair of attractive Grade II listed period buildings, the right hand building being an 18th Century three storey and basement Georgian building. The left hand building is probably a 16th or 17th Century building over basement, ground, first and attic floors.

The ground floor provides a range of attractive dining and bar areas along with kitchen preparation and male and female cloakroom facilities.

The first floor provides a private dining room and further male and female cloakroom facilities. Stairs lead to the former attic area that has been converted into a small flat, with two rooms to the front, a kitchenette/dining area, a bathroom and a store/utility.

There is a large dry basement which provides useful storage.

The premises were used until recently as a pizza restaurant and the associated fixtures and fitting remain in place including a large pizza oven in the front dining/bar area.

Accommodation

FLOOR	DESCRIPTION	SQ M	SQ FT
Ground	Dining/bar areas	170.47	1,835
Ground	Kitchen/preparation	12.70	140
First	Dining area	38.00	410
Second	Studio flat	18.39	200
Basement	Storage/ancillary	36.01	390

NB: All stated areas are approximate and net internal

Tenure

The property is available to let on full repairing and insuring terms at a rent of £60,000 per annum exclusive of all other outgoings. VAT will not be charged.

Rates

According to the Valuation Office Agency website the property's description is "restaurant and premises" and the rateable value is £49,750.

Planning

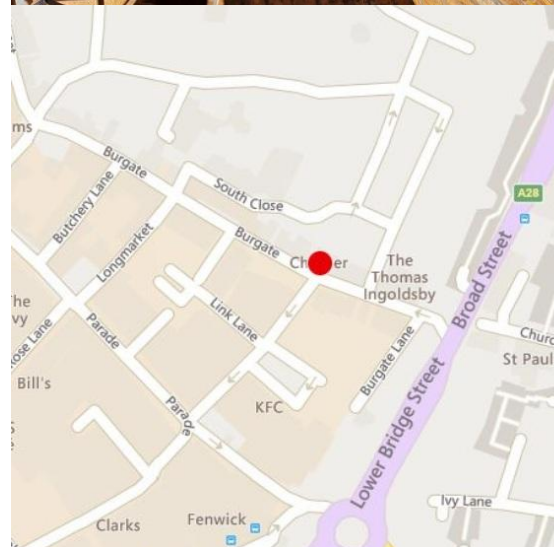
The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

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

EPC

The property has an energy performance rating of B 44.



Viewing

By appointment, please contact:

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