

RETAIL CONCESSION OR POTENTIAL SUB-DIVISION OPPORTUNITY



Wincheap Retail Park – Carpets4Less

Simmonds Road, Wincheap Trading Estate, Canterbury, Kent
CT1 3RA

**Retail Concession or Potential Sub-division
1,500 sq.ft. to 5,000 sq.ft. TO LET**

- Prominent Location
- Purpose-built retail warehouse
- Easy Access
- Excellent customer parking
- 6m clear eaves height
- Immediately Available

Location

The property is located on the popular Wincheap Trading Estate just off the A28, one of the main arterial routes into Canterbury. Wincheap Trading Estate is close to the town centre, Park & Ride and Canterbury East train station. Numerous national and regional retail and trade occupiers have representation on Wincheap Trading Estate including Homebase, Go Outdoors, Bamboo Tiger, Dreams, Iceland, Howdens, Laura Ashley, American Golf, Topps Tiles, ScrewFix, Tool Station and Euronics.

Description

Wincheap Retail Park is a well established purpose-built retail warehouse scheme in a prominent location on Wincheap Trading Estate. The Carpets4Less Unit is mid-terrace unit with excellent main road visibility, signage and easy access shared with adjoining occupiers Bamboo Tiger and Beds4U.

The unit has been built to a high specification with 6m eaves and glazed customer entrance door and screens.

Accommodation

Carpets4Less trade from 10,000 sq.ft. and are seeking a complimentary concession operator for between 1,500 sq.ft. and 5,000 sq.ft.

GROUND FLOOR	1,500 sq.ft. – 5,000 sq.ft.
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The above floor areas are approximate gross internal floor areas.

Key Features

- Established retail warehouse location
- A1 Retail Use
- Excellent customer parking
- Ideal Retail Concession Opportunity
- Flexible floor space & terms
- Potential to sub-divide

Tenure

The surplus space is available on flexible concession terms.

Rent

Upon Application

EPC



VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

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