

TO LET

1-2 Jewry Lane
Canterbury
CT1 2NP



CITY CENTRE CAFÉ, OFFICE & STUDIO PREMISES TO LET

- 5,070 sq ft overall
- Ground-floor café/food & beverage accommodation
- Extensive first-floor office/studio accommodation
- Meeting/conference facilities
- Kitchen and ancillary accommodation
- Multiple WC facilities



1-2 JEWRY LANE, CANTERBURY, KENT, CT1 2NP

The property represents a rare opportunity to secure a substantial city-centre commercial premises combining ground-floor customer-facing accommodation with extensive first-floor office/studio space.

The previous Fruitworks operation demonstrates the versatility of the building, having incorporated café, coworking, office, meeting and event uses.

An incoming occupier could retain the existing configuration or explore alternative layouts and uses, subject to planning and landlord's consent.

Potential uses include:

CAFÉ / RESTAURANT

A substantial ground-floor opportunity for a café, restaurant, bakery, deli or food-led concept.

OFFICE / STUDIO

The first floor provides extensive office and studio accommodation suitable for a range of professional and creative occupiers.

CREATIVE / FLEXIBLE WORKSPACE

The existing layout lends itself to coworking, studios, training or flexible workspace.

HYBRID CONCEPT

The combination of ground-floor commercial space and first-floor offices provides scope for an occupier to operate complementary uses from the same premises.

Location

Jewry Lane is situated in the heart of Canterbury city centre. The property benefits from its position within Canterbury's established retail, leisure, hospitality and professional district, with a diverse mix of national and independent occupiers nearby.

Canterbury is one of Kent's principal commercial and tourist destinations, attracting residents, students, businesses and significant visitor numbers throughout the year.

Accommodation

Accommodation Approx. Area
Ground Floor 221.83 sq m / 2,387 sq ft
First Floor 249.18 sq m / 2,682 sq ft
Total 471.01 sq m / 5,070 sq ft

TOTAL	5,070sq ft	471sq m
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Tenure

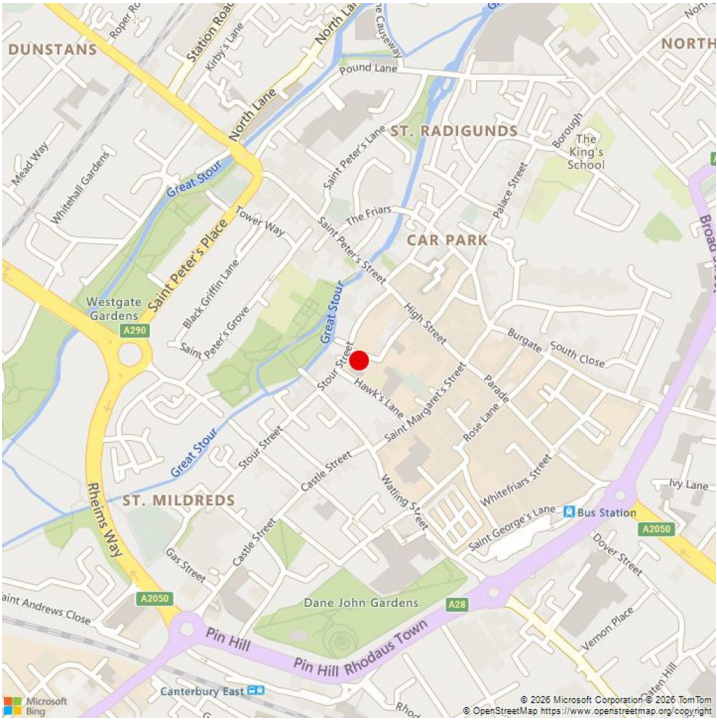
To let on new full repairing and insuring lease for a term of years to be agreed.

VAT

VAT applicable on the rent and other outgoings

Tenure & Terms

The property is offered To Let by way of a new Full Repairing and Insuring (FRI) lease, subject to contract.



Additional Information

Rent

£80,000 Per Annum

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd
For further information please contact:

Vanessa Mokwena
01227770587
vanessa@azurepc.co.uk