

THE WEST GATE INN 1/2/3 NORTH LANE CANTERBURY KENT CT2 7EB

Location

The historic Cathedral City of Canterbury is not only a well known tourist attraction, but also an important commercial centre in its own right, serving a large catchment population. The resident population is over 40,000 persons an urban population of in excess of 135,000 persons and is a major commercial administrative and tourist centre with over three million tourists to boost these figures each year.

The city lies some 62 miles south east of London on the A2 dual carriageway linking the channel port of Dover, together with the M2 - the latter connecting to the M25 Motorway. In addition to good road communications, Canterbury is well connected by rail, with a regular InterCity service to London (Victoria) from Canterbury East Station, linking with Ashford International and via the Eurostar, France and Belgium. Canterbury West links with London Charing Cross.

Situation

North Lane is just outside the City walls opposite West Gate and close to St Dunstons Street and Canterbury West Station. The property lies to the north west side of North Lane within a mixed secondary and residential pitch. There is a pedestrian crossing and 78 space surface car park directly in front of the property providing a strong pedestrian flow being only a short distance from the city's main shopping facility of the High Street. Nearby is The Top Public House and to the rear is the Flagstaff Hotel.

Description

The property comprises an attractive period building, arranged on ground with two upper floors. 1 and 2 North Lane is a period building of timber frame construction with rendered elevations under a double pitched tile roof. 3 North Lane comprises a modern building constructed to a period design having a concrete frame structure with rendered brick cavity walls under a double pitched tile roof.

Town Planning

1 and 2 North Lane are Grade II Listed and fall within Canterbury City Number One Conservation Area.

Tenure

FREEHOLD

Tenancy

The entire property has been let to J D WETHERSPOON PLC on a full repairing and insuring lease for a term of 40 years commencing from 29th September 1997, being subject to five yearly upward only rent reviews and a tenants-only option to break at the twenty-fifth year (2022).

