



Student  
Accommodation  
Investment  
Opportunity

Let to a  
Leading  
International  
Education  
Institution

Annual  
RPI-linked Rental  
Increases

ARCHBISHOP'S, 57/57a New Dover Road, Canterbury, CT1 3DP



## Investment Summary

- Part heritage building, part new-build (2019), providing student accommodation with 42 beds.
- Canterbury is a historical and affluent city, as well as being a major educational hub.
- Close proximity to Canterbury city centre as well as various local universities and Worthgate School main campus.
- Let to Cambridge Arts & Sciences Limited with Cambridge Education Group Limited acting as guarantor, for a term of 15 years expiring 31st August 2033.
- The lease is drawn on an internal repairing and insuring basis.
- Current rental of £262,082 per annum, with annual rent reviews on the 1st September, RPI linked, collared and capped at 2%-5%.
- EPC (C).
- Freehold.
- Offers are sought in excess of **£3,450,000 Three Million Four Hundred and Fifty Thousand Pounds**, subject to contract and exclusive of VAT. A purchase at this level would provide a purchaser with a **net initial yield of 7.13%** assuming purchaser's costs of 6.50%.

University of Kent  
0.5 miles north

ARCHBISHOP'S

- 
- 1 Worthgate School
  - 2 Canterbury East Train Station
  - 3 Palamon Court
  - 4 Augustine House Library, Canterbury Christ Church University
  - 5 Stafford House International School
  - 6 University for the Creative Arts Canterbury
  - 7 Whitefriars Shopping Centre
  - 8 Girne American University
  - 9 Canterbury College
  - 10 Canterbury Christ Church University College
  - 11 Canterbury Cathedral
  - 12 Canterbury West Train Station

# Canterbury

Canterbury is a historic and affluent cathedral city located 60 miles south east of Central London, 28 miles east of Maidstone and 18 miles north west of Dover.

Total population is 159,900, as reported mid-2023 (ONS) - the second largest population in Kent behind Maidstone.

## Education

Canterbury is well known as a centre for knowledge and education and is home to the University of Kent, Canterbury Christ Church University and the University of the Creative Arts.

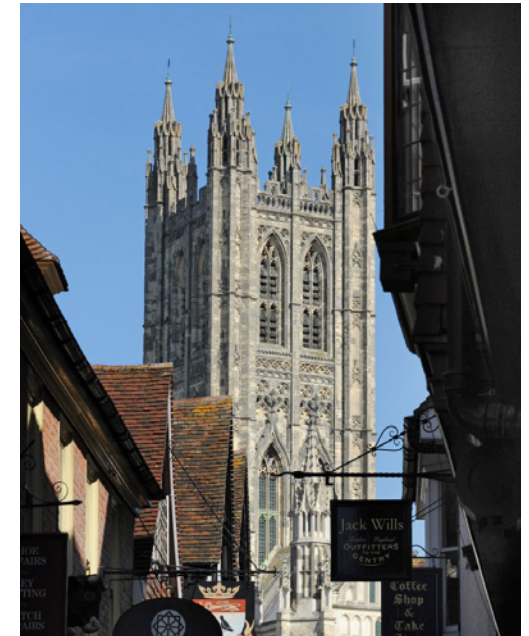
The University of Kent and Canterbury Christ Church University have partnered up to invest in and create a new medical school for Kent and Medway. This aims to attract and retain highly skilled medical professionals, further increasing the student population and overall attractiveness of the city for students.

Canterbury has a high student/permanent resident ratio, with universities being central to the local economy with an estimated economic impact of circa £1 billion per annum.

## Tourism and Retail

Canterbury has approximately 7.2 million visitors per year, spending a combined annual average of £45 million.

In addition, Canterbury is the largest retail centre in east Kent with major retailers such as M&S, Next, H&M and an extensive range of bars and restaurants.



Canterbury has 53,400 students within higher education



Canterbury has the highest student/resident ratio in the UK



As of 2023, only 26% of students can be accommodated by current supply



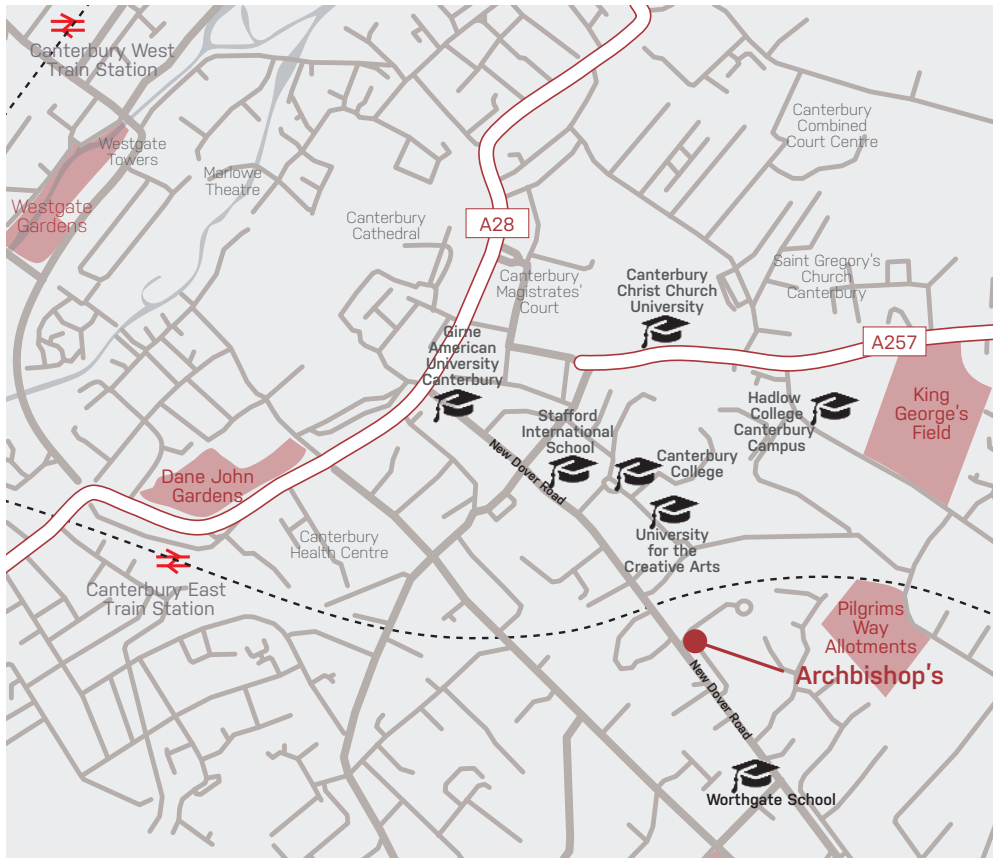
The city's universities contribute £1.1 billion per annum to the local economy

## Location and Situation

57/57a New Dover Road is situated 0.5 miles from the city centre on the east side of the road.

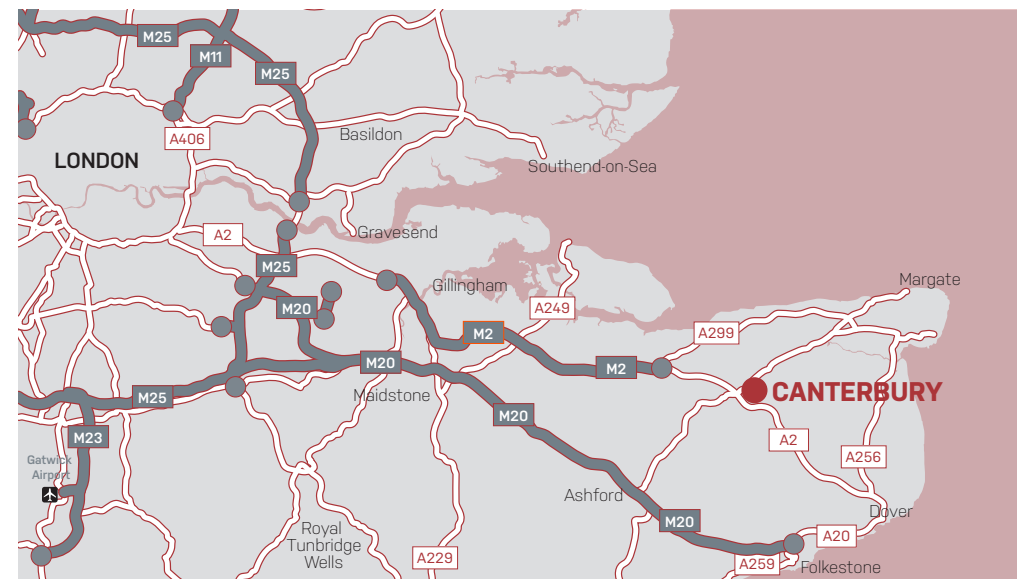
New Dover Road comprises a mix of residential and student accommodation together with educational facilities, alongside accommodation associated with Worthgate School.

The nearby Worthgate School campus provides the main teaching facility of the school and comprises of laboratory space, central canteen, classrooms as well as staff room, library and administrative office space.



## Transport

Canterbury has good connections with the A28 and A2 dual carriages providing direct access to the M20 and M2 motorways respectively. The city is served by two mainline railway stations; Canterbury East and Canterbury West with routes providing direct access to London. The quickest journey times are 1 hour 15 minutes to St Pancras International and 43 minutes to Stratford International.



## Description

Archbishop's Lodge consists of student accommodation; part heritage building and part new-build extension in 2019. These two parts being 57 and 57a Archbishop's. 57 is arranged over the lower ground, ground, first and second floor and extends to 6,103 sq ft. 57a is arranged over the lower ground, upper ground and first floor and extends to 3,030 sq ft.

## Accommodation

Floor (57)	Area Sq Ft (GIA)	Area Sq M (GIA)	No. of beds	Ancillary areas
Lower Ground	1,851	172.0	4	1 x common room, 1 x laundry room
Upper Ground	1,491	138.5	7	1 x houseparent flat, 1 x laundry room
First	1,421	132.0	9	
Second	1,340	124.5	8	
Total	6,103	567.0	28	

Floor (57a)	Area Sq Ft (GIA)	Area Sq M (GIA)	No. of beds	Ancillary areas
Lower Ground	1,480	137.5	6	1 x common room, 1 x kitchenette
Upper Ground	775	72	3	
First	775	72	5	
Total	3,030	281.5	14	



## Tenancy

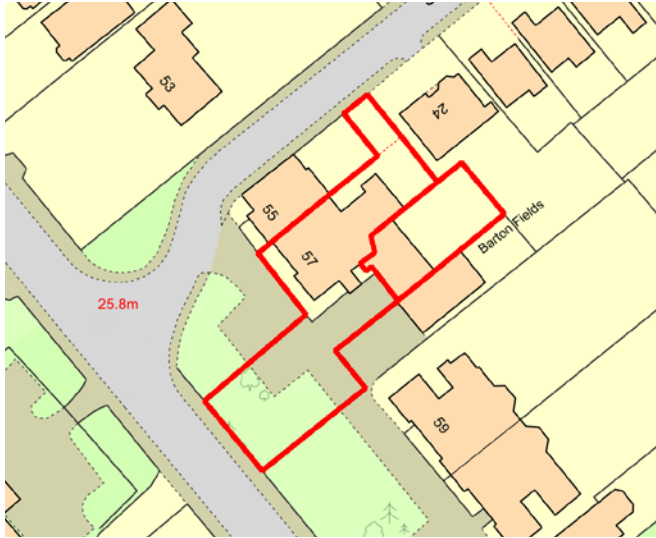
Let on assignment to Cambridge Arts & Sciences Limited with Cambridge Education Group Limited acting as guarantor, for a term of 15 years expiring 31st August 2033. The current rent is £262,082 per annum, which is reviewed annually on 1st September based on the RPI index, with a collar and cap of 2%-5%. The latest increase was based on the index released in June. The lease is drawn on an internal repairing and insuring basis.

## Planning

57a NDR was granted planning consent in March 2015 to become an HMO and is restricted to be used as student accommodation only. We understand this falls within Use Class C4.



# The Site and Illustrative Accommodation Layout

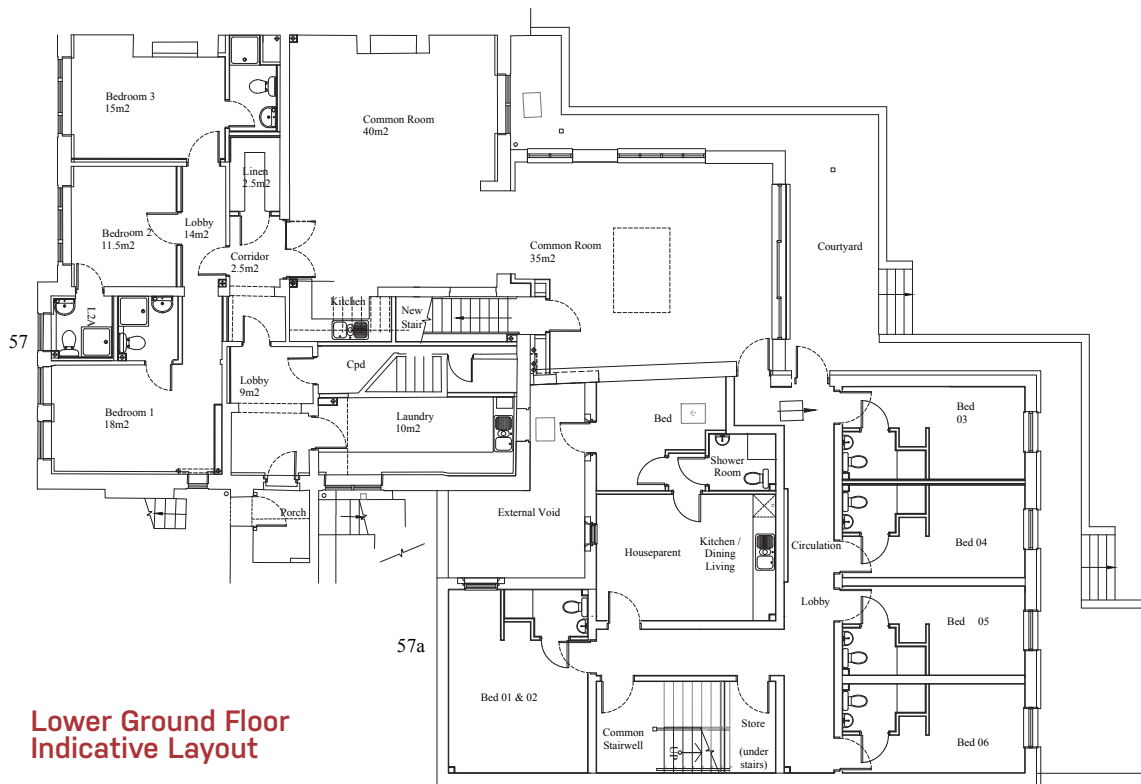


The site extends to 0.106 hectares (0.262 acres).

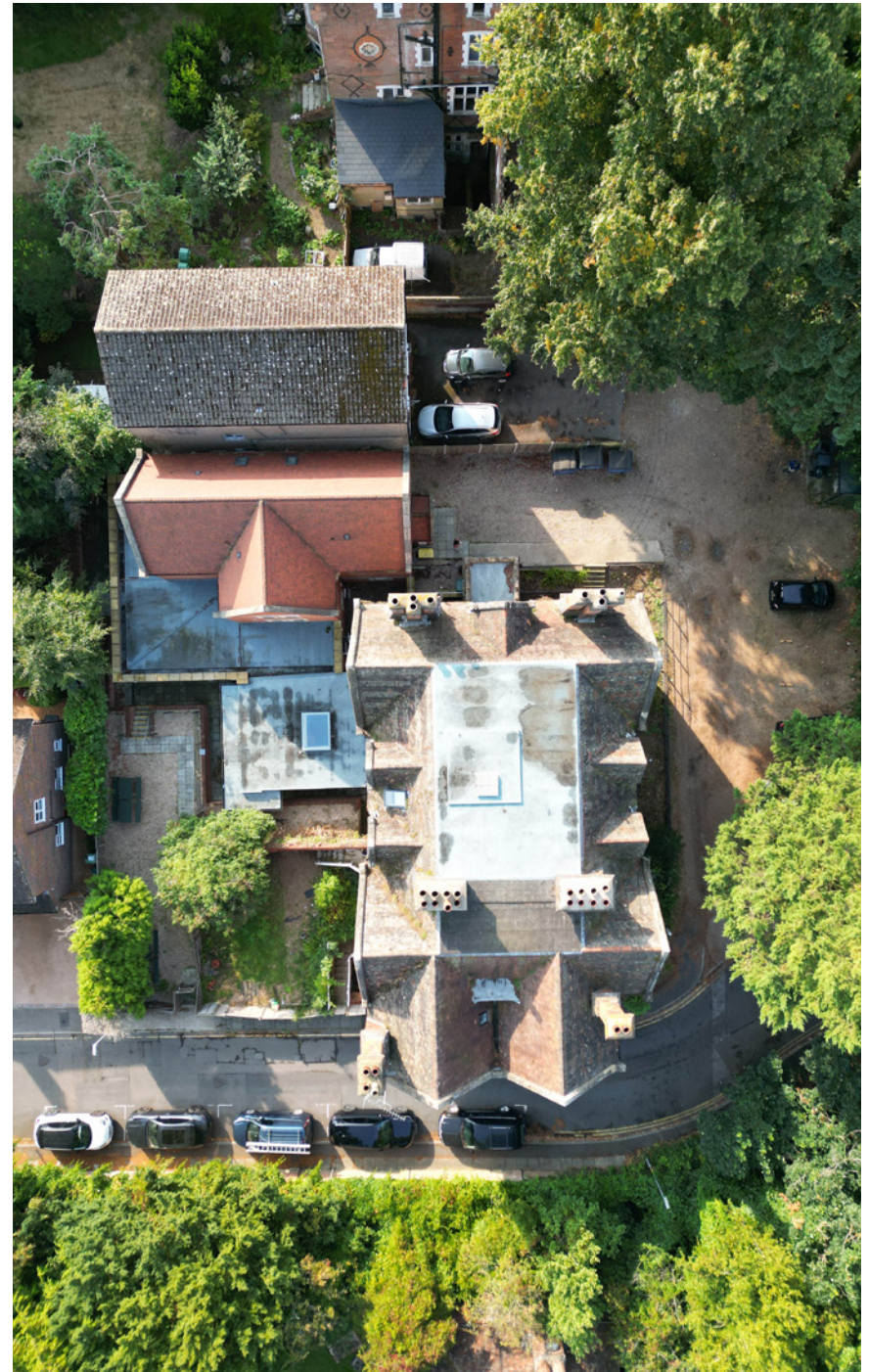
Held on two titles:

57 New Dover Road, freehold (Title Number K83766).

57A New Dover Road, freehold (Title Number K135419).



**Lower Ground Floor Indicative Layout**



## The Tenant – Cambridge Arts & Sciences Limited

Cambridge Arts & Sciences Limited (company number 03454690) is part of CATS Global Schools. The Worthgate School in Canterbury is part of this business, along with 12 other schools in the UK.

The immediate parent company of Cambridge Arts and Sciences Limited, and Worthgate School Limited (the local operating business), is CEG Colleges Limited. These collectively form part of the international business which is ultimately owned by Bright Scholar Education Holdings Limited.

Bright Scholar is a global premier education service company, and as of 31st May 2024, has reported a revenue of RMB 1,648m (circa US\$227.6m). It also operates additional education facilities across China and the US.

Below is an overview of recent financial performance of the tenant entity.

	YE 31 August 2023	YE 31 August 2022	YE 31 August 2021
Turnover	£17,646,000	£16,061,000	£15,965,000
Pre-Tax profit	£1,736,000	£1,396,000	£480,000
Net Worth	£7,682,000	£16,713,000	£15,649,000



**CATS**  
GLOBAL SCHOOLS

## The Guarantor – Cambridge Education Group Limited

Following the sale of CATs Colleges to Bright Scholar in 2019, Cambridge Education Group Limited is focusing on growing two brands:

ONCampus, offering pathway programmes on a university campus for undergraduate and postgraduate degree study.

CEG Digital, which partners with UK universities to deliver online or blended courses to a global market on a part-time, flexible basis.

Cambridge Education Group Limited is a holding company for trading subsidiaries and is ultimately owned by Bridgepoint Capital.

The following table outlines the past three years of trading performance.

	YE 31 August 2023	YE 31 August 2022	YE 31 August 2021
Net worth	£25,652,000	£25,524,000	£25,657,000



## VAT

The property is zero rated for VAT, therefore we assume VAT will not be payable on the purchase price.

## EPC

This property has an Energy Performance Certificate rating of C 61.

## Anti-Money Laundering Policy

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher German's Anti-Money Laundering policy. Further details on request.

## Capital Allowances

The vendor will retain the benefit of capital allowances.

## Tenure

This property is held on two freehold titles.

## Further Information

Viewings strictly by appointment only. For further information or to arrange a viewing please contact the vendor's sole retained agent:



### James Routledge

james.routledge@fishergerman.co.uk  
0207 747 3189  
07776 227 639

### Oliver Deme

oliver.deme@fishergerman.co.uk  
0207 747 3115  
07884 414 909

### Corin Davies

corin.davies@fishergerman.co.uk  
0207 747 3161  
07977 750543

## Proposal

Offers are sought in excess of **£3,450,000 (Three Million Four Hundred and Fifty Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase price at this level would provide a purchaser with **a net initial yield of 7.13%** assuming purchaser's cost of 6.50%.



Fisher German as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content, however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Fisher German, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated to comply with RICS guidelines and practice statements at the date of publication, unless otherwise stated. 8) Date of Publication: September 2024.

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Annual  
RPI-linked  
Rental  
Increases

ERSHAM LODGE, 12 New Dover Road, Canterbury, CT1 3AP



## Investment Summary

- A 2019 redevelopment of student accommodation with a 1930's facade providing 37 beds.
- Canterbury is a historical and affluent city as well as being a major educational hub.
- Ersham Lodge is situated close to Canterbury city centre as well as the main campus for Worthgate School, Canterbury College, the University of the Creative Arts and Canterbury Christ Church University.
- Let to Cambridge Arts & Sciences Limited with Cambridge Education Group Limited acting as guarantor, for a term of 15 years expiring 27th February 2034.
- The lease is drawn on an internal repairing and insuring basis.
- Current rental of £223,266 per annum, with annual rent reviews on the 28th February, RPI linked, collared and capped at 2%-5%.
- Strong ESG credentials (EPC B).
- Freehold.
- Offers are sought in excess of **£3,000,000 (Three Million Pounds)** subject to contract and exclusive of VAT. A purchase at this level would provide a purchaser with **a net initial yield of 6.99%** assuming purchaser's costs of 6.46%.

University of Kent  
0.5 miles north

ERSHAM LODGE

1

1

Worthgate School

2

Canterbury East Train Station

3

Palamon Court

4

Augustine House Library,  
Canterbury Christ Church University

2

3

4

5

6

5

Stafford House International School

6

University for the Creative  
Arts Canterbury

7

Whitefriars Shopping Centre

8

Girne American University

7

8

9

9

Canterbury College

10

Canterbury Christ Church  
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11

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12

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12

11

10

# Canterbury

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Total population is 159,900, as reported mid-2023 (ONS) - the second largest population in Kent behind Maidstone.

## Education

Canterbury is well known as a centre for knowledge and education and is home to the University of Kent, Canterbury Christ Church University and the University of the Creative Arts.

The University of Kent and Canterbury Christ Church University have partnered up to invest in and create a new medical school for Kent and Medway. This aims to attract and retain highly skilled medical professionals, further increasing the student population and overall attractiveness of the city for students.

Canterbury has a high student/permanent resident ratio, with universities being central to the local economy with an estimated economic impact of circa £1 billion per annum.

## Tourism and Retail

Canterbury has approximately 7.2 million visitors per year, spending a combined annual average of £45 million.

In addition, Canterbury is the largest retail centre in east Kent with major retailers such as M&S, Next, H&M and an extensive range of bars and restaurants.



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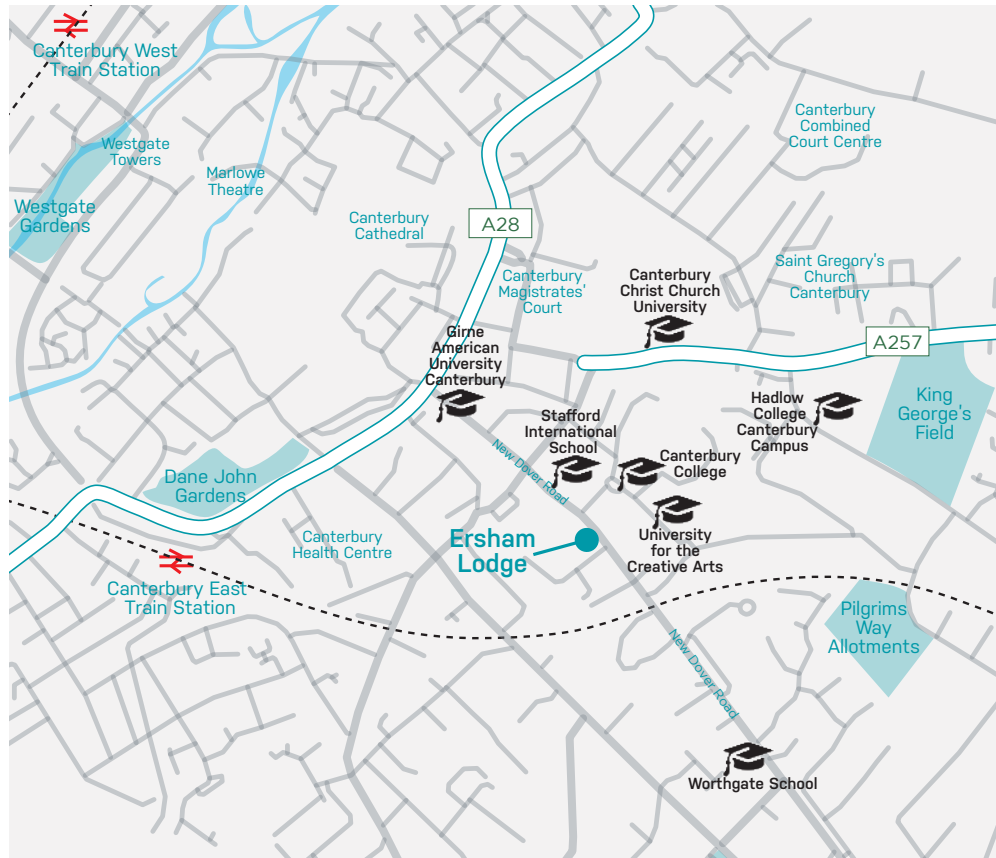
The city's universities contribute £1.1 billion per annum to the local economy

## Location and Situation

12 New Dover Road is situated approximately 0.4 miles from the city and is on the west side of the road and is adjacent to the New Dover Road Surgery.

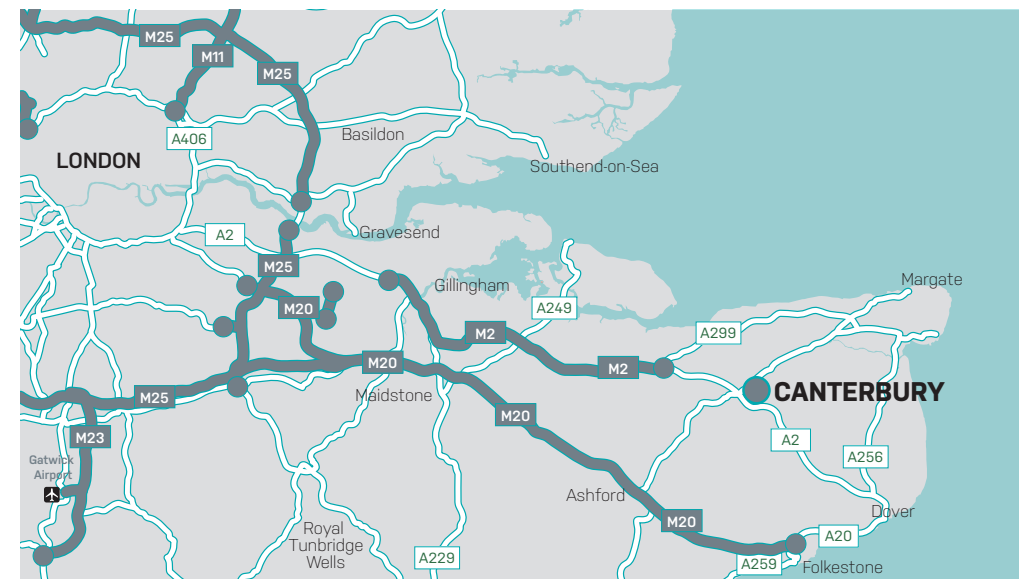
New Dover Road comprises a mix of residential and student accommodation together with educational facilities, with this accommodation associated with Worthgate School campus.

The nearby Worthgate School campus provides the main teaching facility of the school and comprises of laboratory space, classrooms as well as staff room, library and administrative office space.



## Transport

Canterbury has good connections with the A28 and A2 dual carriages providing direct access to the M20 and M2 motorways respectively. The city is served by two mainline railway stations; Canterbury East and Canterbury West with routes providing direct access to London. The quickest journey times are 1 hour 15 minutes to St Pancras International and 43 minutes to Stratford International.



## Description

Ersham Lodge was previously used as an B&B Guesthouse and has undergone a comprehensive redevelopment to provide modern student accommodation.

The property is arranged over the ground, first and second floors and extends to an approximate total of 8,966 sq ft.

## Accommodation

Floor	Area Sq Ft (GIA)	Area Sq M (GIA)	No. of beds	Ancillary areas
Ground	4,402	409	15	1 x warden's flat (equivalent of 3 beds), 1 x large common room, 1 x breakfast room, 1 x large laundry room
First	3,843	357	18	
Second	721	67	4	
Total	8,966	833	37	



## Tenancy

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## Planning

We understand that Ersham Lodge has planning consent for Use Class C1 and has previously been operated as a Bed and Breakfast.

*These photos were taken prior to the first occupation*

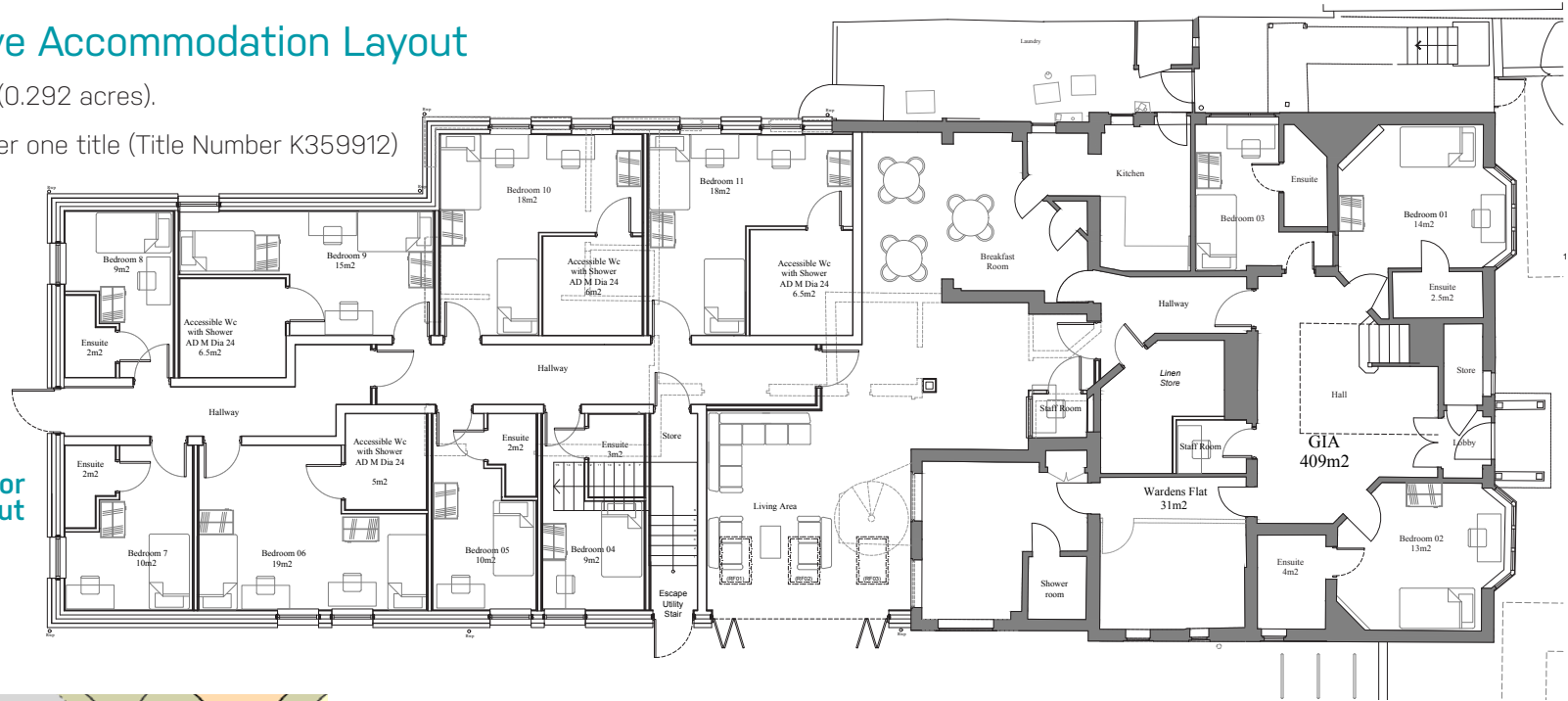


# The Site and Illustrative Accommodation Layout

The site extends to 0.118 hectares (0.292 acres).

Ersham Lodge is held freehold, under one title (Title Number K359912) illustrated on the site plan below.

**Ground Floor  
Indicative Layout**



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**Cambridge**  
Education Group



## VAT

The property is zero rated for VAT, therefore we assume VAT will not be payable on the purchase price.

## EPC

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## Anti-Money Laundering Policy

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