

**CITY CENTRE OFFICE BUILDING WITH POTENTIAL
FOR CONVERSION TO RESIDENTIAL USE (STP)**



**6 Hawks Lane
Canterbury
Kent
CT1 2NU**

300.25 sq m (3,232 sq ft) over basement
and three upper floors

FOR SALE

- ▶ Quiet but central city centre location
- ▶ Suitable for conversion to other uses including residential, STP
- ▶ Two car parking spaces
- ▶ Rear garden area



Location

The property is located in the heart of Canterbury's historic city centre along a quiet narrow mainly residential street accessed off St Margaret's Street which is a busy pedestrianised shopping street approximately 230 metres south of the city's prime retail area.

Nearby occupiers include a language school, estate agents, solicitors, accountants, a new Hilton Hotel and various cafes and restaurants.

Description

The property comprises an attractive detached Grade II Listed 18th Century former townhouse that is currently used as offices.

It is of traditional solid brick construction, with a painted front elevation and under a pitched and clay tiled roof. To the side there is a part timber frame and part solid brick two storey extension under a pitched and slated covered roof.

To the rear is a small garden. Two car parking spaces will be provided to the side of the property.

Accommodation

The property comprises the following approximate net internal areas:

DESCRIPTION	SQ M	SQ FT
Basement Storage	13.28	143
Ground Offices	98.84	1,064
First Offices	117.98	1,270
Second Offices	70.15	755
	300.25	3,232

Tenure

Offers in excess of **£675,000** are invited for the freehold interest with the benefit of vacant possession. Unconditional offers would be preferred.

VAT position to be confirmed.

Rates

According to the Valuation Office Agency website the rateable value for this property is included within the assessment for another property and would therefore need to be assessed separately.

Planning

In our opinion, the property would be suitable for conversion to other uses, including residential use, subject to planning.

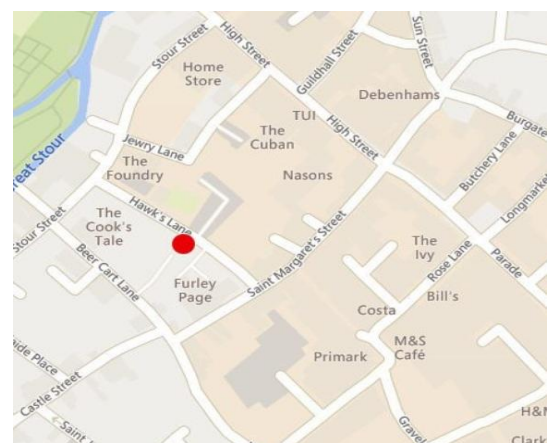
However, the prospective purchaser should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

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

EPC

The property has an energy performance rating of C103 valid until September 2035.



Viewing

By appointment, please contact:

Vaughan Hughes
07791 666629
01227 788088
vhughes@caxtons.com

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