

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



**7 & 8 Hawks Lane
Canterbury
Kent
CT1 2NU**

329.1 sq m (3,542 sq ft) over lower ground floor and three upper floors

FOR SALE

- ▶ Quiet but central city centre location
- ▶ Suitable for conversion to other uses including residential, STP
- ▶ Potential for division into two separate properties
- ▶ Pleasant rear walled garden



Location

The property is located in the heart of Canterbury's historic city centre along a quiet narrow mainly residential street accessed off Stour Street and St Margaret's Street, the latter being 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

This property comprises a pair of Grade II Listed semi-detached 19th Century former townhouses that are currently used as offices.

The accommodation is provided over three upper floors plus a lower ground floor. There is a link at first floor between the two buildings.

The building is of traditional solid brick construction with painted render at ground floor level to the front. To the rear is a pleasant walled garden.

Accommodation

The property comprises the following approximate net internal areas:

DESCRIPTION	SQ M	SQ FT
Lower Ground Offices	74.13	798
Ground Offices	68.00	732
First Offices	90.20	971
Second Offices	96.71	1,041
	329.04	3,542

Tenure

Offers in excess of **£625,000** 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 division and/or conversion to alternative uses including residential use, subject to planning.

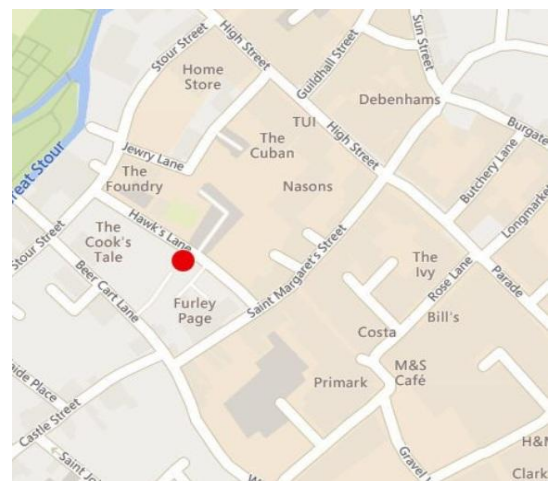
However, the prospective purchaser should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

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

EPC

The property has an energy performance rating of D91 valid until September 2035.



Viewing

By appointment, please contact:

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