

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



**40 St Margaret's Street  
Canterbury  
Kent  
CT1 2TX**

320.50 sq m (3,450 sq ft) over basement, three upper floors and attic

**FOR SALE**

- ▶ Rare freehold opportunity in city centre location
- ▶ Suitable for conversion to other uses including residential, STP
- ▶ Well maintained walled rear garden



## Location

The property is located in the heart of Canterbury's historic city centre and fronts St Margaret's Street, a busy pedestrianised shopping street approximately 230 metres south of the city's prime retail area.

The street comprises predominantly period buildings with nearby occupiers including estate agents, solicitor, accountant, a new Hilton Hotel and various cafes and restaurants.

## Description

This property comprises a pair of attractive mid-terrace Grade II Listed early 19th Century former townhouses that have been amalgamated and are currently used as offices. The building is of traditional solid brick construction, with a painted front elevation, under a pitched and clay tiled roof.

The accommodation is provided over 3 floors plus attic and basement storage and extends to 320,50 sq m (3,450 sq ft), together with a well a maintained walled garden.

Car parking may be available by negotiation.

## Accommodation

The property comprises the following approximate net internal areas:

DESCRIPTION	SQ M	SQ FT
Basement Storage	62.24	670
Ground Offices	86.40	930
First Offices	80.82	870
Second Offices	61.31	660
Attic storage	29.73	320
	320.50	3,450

## 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 the adjoining unit and would therefore need to be assessed separately.

## Planning

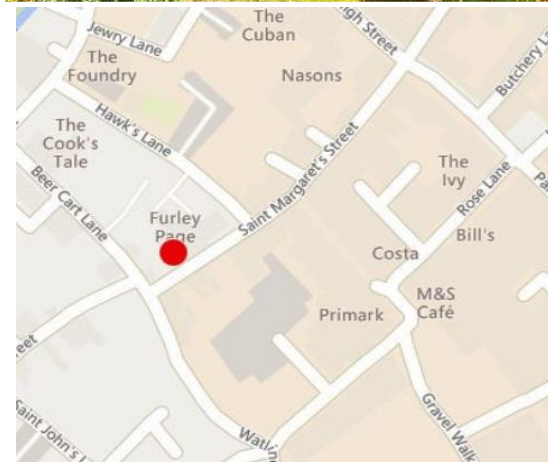
In our opinion, the property would be suitable for conversion to other uses, including residential use, subject to planning. However, the prospective purchaser should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## Legal Costs

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

## EPC

The property has an energy performance rating of C73 valid until September 2035.



## Viewing

By appointment, please contact:

Vaughan Hughes  
07791 666629  
01227 788088  
vhughes@caxtons.com

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