CHRISTOPHER HODGSON









Canterbury

£325,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Canterbury

24 Palace Street, Canterbury, Kent, CT1 2DZ

A unique opportunity to acquire a Grade II Listed freehold commercial premises, offered for sale with vacant possession. Occupying a prime trading position within Canterbury's historic city centre, the property stands adjacent to the Old City Walls and directly opposite the entrance gates to The King's School, enjoying a highly prominent position with exceptional levels of footfall.

The premises extend to approximately 980 sq ft (91 sq m), with retail and ancillary accommodation arranged over three floors together with a basement. The ground floor provides an open-plan retail area with an attractive glazed frontage, whilst the upper floors provide a kitchen, staff room, two offices and a shower room.

To the rear, an enclosed courtyard extends to approximately 15ft (4.7m) and provides access to a utility room and WC, together with valuable outdoor seating space.

The premises are considered suitable for a variety of retail, café or professional service uses within Use Class E, subject to consent, and are offered with vacant possession and no onward chain.







LOCATION
Palace Street occupies a prime position within the heart of Canterbury's historic city centre and Old City Walls, within close proximity of Canterbury Cathedral and directly opposite the entrance gates to The King's School. The surrounding area offers an excellent range of independent and national retailers, cafés, bars and highly regarded restaurants, together with the city's extensive cultural and leisure amenities. Canterbury West railway station is approximately 0.5 miles distant and provides high-speed services to London St Pancras, whilst Canterbury bus station is approximately 0.4 miles distant. The city also provides convenient access to the A2/M2 and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

BASEMENT

• Basement Space 11'2" x 9'3" (3.42m x 2.82m)

GROUND FLOOR

• Retail Space 30'8" x 8'9" (9.37m x 2.67m)

FIRST FLOOR

• Kitchen 11'9" x 8'7" (3.60m x 2.64m)

• Staff Room 13'0" x 12'1" (3.98m x 3.69m)

SECOND FLOOR

• Office 12'0" x 11'6" (3.68m x 3.51m)

• Office 9'2" x 9'1" (2.80m x 2.78m)

• Shower Room

OUTSIDE

• Utility 9'9" x 8'2" (2.98m x 2.51m)

• W/C

RATEABLE VALUES
According to the Valuation Office Agency website the property's ground, first and second floor current description is 'Hairdressing salon and premises' and the Rateable Value is currently £13,000.

TENURE
Freehold with vacant possession on completion.


GOLDING






DAYANI


Canterbury West
Great Stour
Military Rd
Canterbury Cathedral
Canterbury
Roman Museum
Google
Map data ©2026 Google



Main area: Approx. 91.0 sq. metres (980.0 sq. feet)

EPC Rating = 80 (D)

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK