

CHRISTOPHER HODGSON

Canterbury

28 Palace Street, Canterbury, Kent, CT1 2DZ

Freehold

A unique and exciting opportunity to acquire a Grade II Listed freehold commercial premises, offered for sale with vacant possession.

Occupying a prime 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 trading location with exceptional levels of footfall.

The Crooked House, also known as Sir John Boys House, is a delightfully skewed 17th-century half-timbered building situated on the King's Mile. This charming historic landmark is renowned for its distinctive appearance and rich architectural character and is widely regarded as one of the most photographed tourist attractions in the city.

The building extends to approximately 3,134 sq ft (291 sq m) of retail and office accommodation arranged over three floors, together with basement and attic levels. Most recently occupied by the Catching Lives charity as a second-hand bookshop, the property offers potential for a variety of commercial uses, subject to any necessary consents.

Offered for sale with no onward chain.

LOCATION
Palace Street is a highly desirable street within the heart of the Old City walls and within close proximity of Canterbury Cathedral, which forms part of a World Heritage Site. The location is convenient for access to Canterbury West mainline railway station (0.5 miles) as well as Canterbury bus station (0.4 miles). Canterbury also offers a wealth of cultural and leisure amenities including the recently reconstructed Marlowe Theatre, bars, highly regarded restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Canterbury provides easy access to the A2/M2 and subsequent motorway network and the mainline railway stations offer fast and frequent services to London Victoria (approximately 95 mins), and high speed links from Canterbury West to London St Pancras (approximately 56 mins).

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

BASEMENT

• Storage 16' x 13'5" (4.88m x 4.09m)

• Storage 16' x 9'1" (4.88m x 2.77m)

GROUND FLOOR

• Retail Area 19'10" x 14'3" (6.05m x 4.34m)

• Retail Area 19'4" x 10'2" (5.89m x 3.10m)

FIRST FLOOR

• Retail Area 20'6" x 14'11" (6.25m x 4.55m)

• Retail Area 16'8" x 9'10" (5.08m x 3.00m)

• Cloakroom

SECOND FLOOR

• Office 22'11" x 16'3" (6.99m x 4.95m)

• Staff Room 18'11" x 9'10" (5.77m x 3.00m)

• Kitchen 11'9" x 6'2" (3.59m x 1.89m)

• Cloakroom

THIRD FLOOR

• Attic 15'5" x 17'3" (4.70m x 5.26m)

• Attic 18'5" x 17'1" (5.61m x 5.21m)

Rateable Values
According to the Valuation Office Agency website the property's ground and first floor current description is 'Shop and Premises' and the Rateable Value is currently £14,750.

The property's Second Floor current description is 'Office and Premises' and the Rateable Value is currently £7,900.

The property's Third Floor current description is 'Store and Premises' and the Rateable Value is currently £1,000.

The property's Basement current description is 'Store and Premises' and the Rateable Value is currently £1,250.

For more information please visit GOV.UK

Tenure
Freehold with vacant possession on completion.


Diverted traffic










Fire exit
28
THE LIFE OF DAVID NIVEN
MELVYN BRAGG
catching lives
The Crooked House
Canterbury


Book Shop Choice
More books upstairs
Fiction
World War II
The Crooked House Canterbury


Crime Fiction


Children's Books











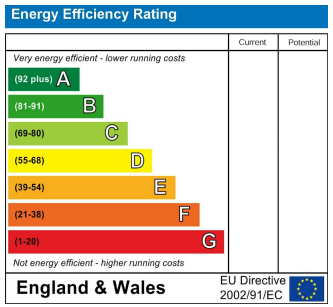




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Total area: approx. 291.2 sq. metres (3134.9 sq. feet)

FOR COASTAL, COUNTRY & CITY LIVING



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