



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.





Fire exit

WE'RE OPEN



The Crooked House
Canterbury





Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

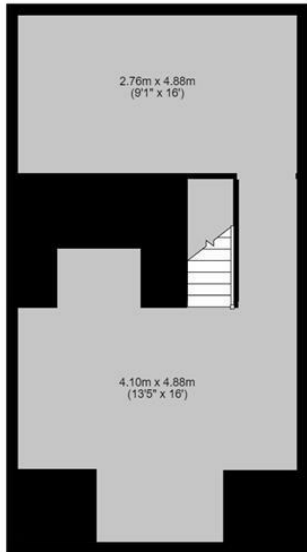
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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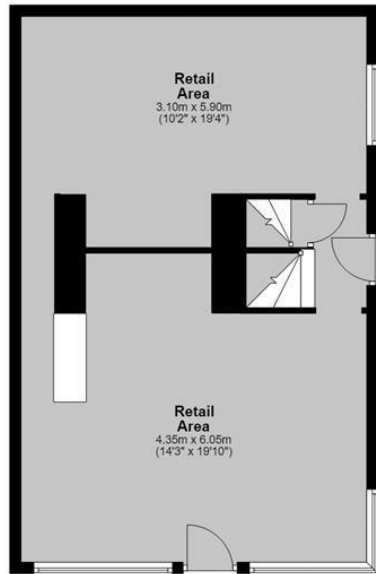
Basement

Approx. 45.0 sq. metres (484.0 sq. feet)



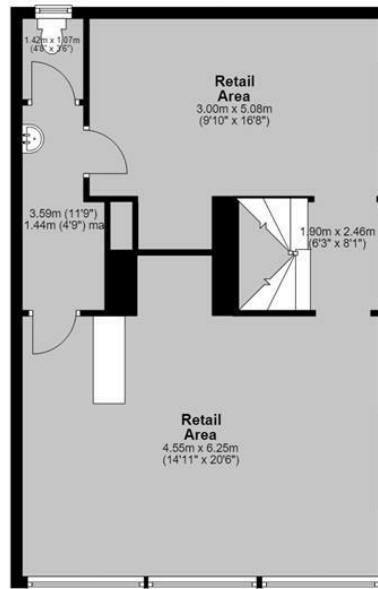
Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



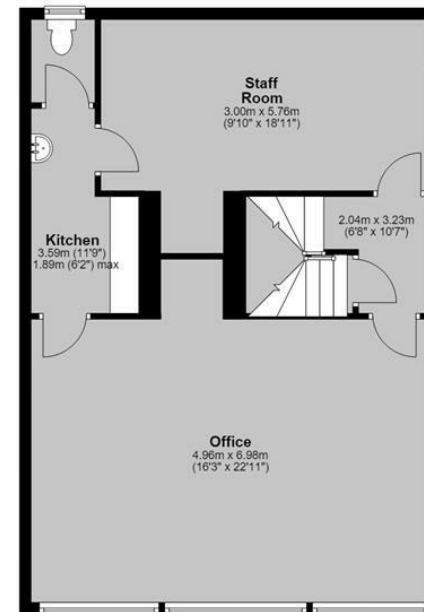
First Floor

Approx. 60.4 sq. metres (650.7 sq. feet)



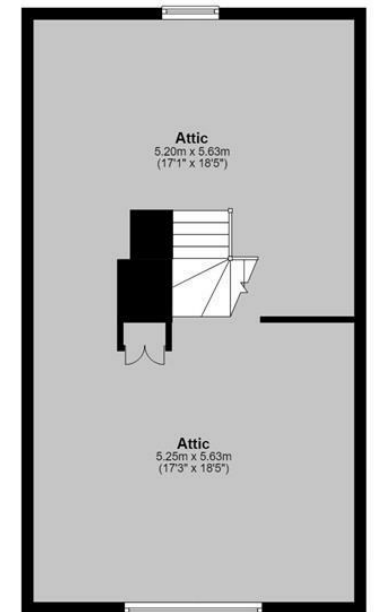
Second Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



Third Floor

Approx. 57.4 sq. metres (617.3 sq. feet)



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



"... a very old house bulging out over the road ... leaning forward, trying to see who was passing on the narrow pavement below..." Charles Dickens, 1849

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