



26 - 28a, East Street, Sittingbourne, ME10 4RT

**Guide Price £250,000**

George Webb Finn is delighted to bring to market a prime opportunity to restore part of Sittingbourne's heritage. Situated on East Street, Sittingbourne, this historic mixed commercial and residential property presents a unique opportunity for those seeking to invest in a space with significant potential. With a rich history as forge, beauty salon, museum, cafe and shop, as well as residential accommodation above, this property is steeped in character and charm, making it an attractive proposition for a variety of business ventures or possible residential reversion with the necessary consents.

## Location

The property is situated on East Street, a well-established and central location within Sittingbourne town centre. East Street is conveniently placed for a wide range of local amenities including retail, banking, cafés, restaurants and supermarkets, with both the High Street and shopping centres close by. Sittingbourne mainline railway station is within comfortable walking distance, providing regular services to London Victoria, London St Pancras (HS1) and the Kent coast. The town also benefits from good road connectivity via the A2 and M2, offering onward access to Maidstone, Canterbury and the wider motorway network.

## Description

This historic mixed commercial and residential property presents a unique opportunity for those seeking to invest in a space with significant potential. With a rich history as forge, beauty salon, museum, cafe and shop, as well as residential accommodation above, this property is steeped in character and charm, making it an attractive proposition for a variety of business ventures or possible residential reversion with the necessary consents.

The original parts of this mid-terrace property, are said to have been constructed in the 1700s, with later extensions to the rear. The property is believed to have become a home and working forge in the early 1900s. Latterly 26 East Street and the ground floor of 28 East Street became the Old Forge War Time House, a 1940's living Museum, with a 1930's style Tearoom before it's closure April 2024. 28a was last used as residential accommodation, but has been unoccupied for some years.

Externally the property fronts East Street and to the rear benefits from a good-sized garden, mainly laid to lawn, with rear access to Fairview Road and a right of access from 30-32 East Street.

The property extends to approximately 2,500sq. ft and the overall site area extends to 0.079 acres (0.032 hectares) or thereabouts.

## Purchase Price

£250,000 for the freehold interest.

In accordance with HMRC Anti Money Laundering Legislation, a successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## Method of Sale

The property is offered for sale by private treaty as a whole. The right is reserved to take the property to auction or tender at a later date.

## Areas

The areas provided are for guidance only and are given without responsibility. Any intending purchaser(s) should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the areas.

## Rateable Value

Front 26, East Street

Description: Shop and Premises

Rateable Value: £5,300

UBR: 43.2p

Business Rates Payable: £2,289.60

Rear 26, East Street

Description: Shop and Premises

Rateable Value: £1,050

UBR: 43.2p

Business Rates Payable: £453.60

28 East Street

Description: Shop and Premises

Rateable Value: £3,150

UBR: 43.2p

Business Rates Payable: £1,360.80

This does not include the Council Tax for the first floor flat. Potential applicants are advised to check with the Local Rating Authority Swale Borough Council (01795 417272 for Council Tax and 01795 417454 for Business Rates) for the actual rates payable.

## EPC

28a East Street - E

26-28 East Street - C

## Fencing and Boundaries

The purchaser(s) must satisfy themselves on the location of the boundaries from the Land Registry plans and the Vendor's deed plans (where available).

## Rights and Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage and electricity supply and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other pipes.

## Plans

The plans provided by George Webb Finn are for identification purposes only and the purchaser(s) should satisfy themselves on the location of external or internal boundaries prior to exchange of contracts.

**Local Authority**

Swale Borough Council – Telephone 01795 417850

Kent County Council – Telephone 03000 414141

**Arrange a Viewing**

Prospective purchasers must make an appointment to view the Property with George Webb Finn.

To arrange a viewing or if you have any questions please email [chris@georgewebbfinn.com](mailto:chris@georgewebbfinn.com), or telephone 01795 470556.

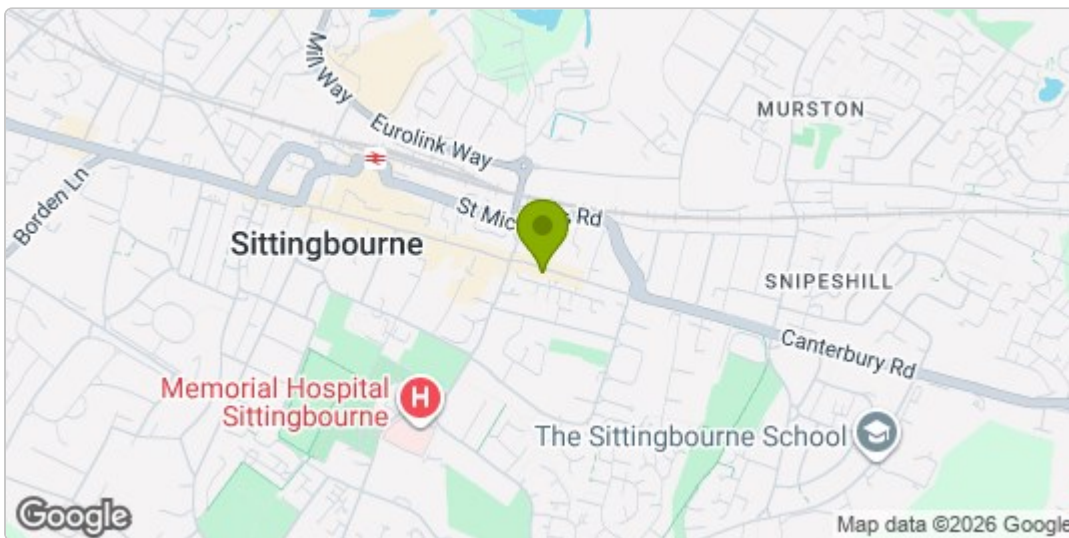
**Photographs**

The photographs included in these particulars were taken in March 2026.

**Legal Costs**

Each party to bear their own legal costs.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

| Energy Efficiency Rating  |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs                     | (92 plus) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
|   | (1-20) <b>G</b>    |                         |           |
| Not energy efficient - higher running costs                     |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
|   | (1-20) <b>G</b>    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

Residential, Commercial  
and Rural Property Specialists

T: 01795 470556  
F: 01795 470769

E: info@georgewebbfinn.com  
W: www.georgewebbfinn.com