

btf

Land & Property Experts



MIXED USE INVESTMENT OPPORTUNITY

74 WINCHEAP, CANTERBURY

74 WINCHEAP, CANTERBURY, KENT CT1 3RS

Mixed Use

Investment Opportunity

FOR SALE

301 m² (3,240 sq ft)

- Grade II Listed Building
- To be sold with Vacant Possession
- Previous rental income of approx. £78,000 pa
- Commercial and Residential Uses
- Prominent Main Road Position
- Walking Distance of Canterbury East Train Station

OFFERS IN THE REGION OF
£850,000

Viewings strictly by appointment via BTF:

William Hinckley or Will Giles

01227 763663

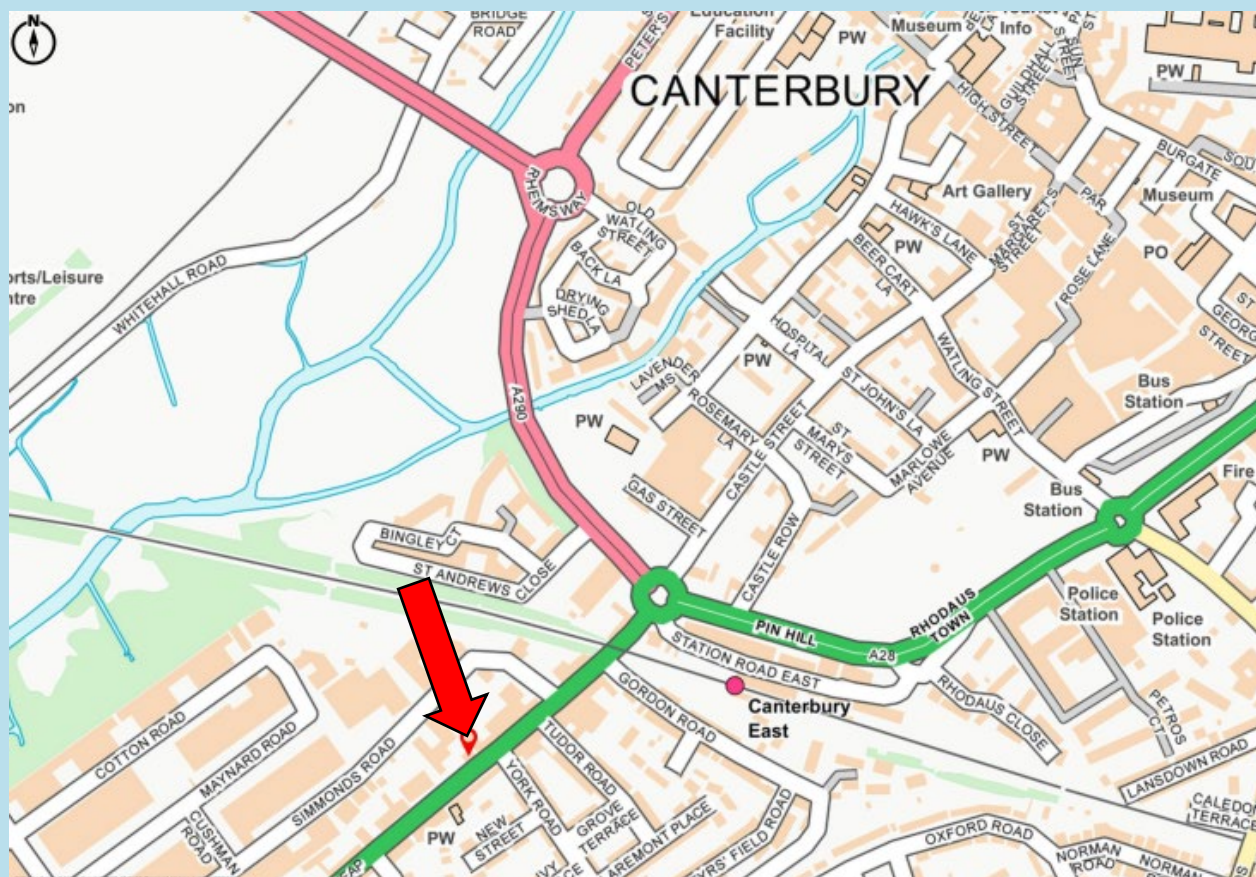


LOCATION

Canterbury is around 60 miles southeast of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 motorways respectively. It has two stations offering regular rail services, including High Speed connections to London St Pancras (55 mins).

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive mix of national retailers and restaurants. It is a popular tourist destination and an important educational hub in Kent, with four universities having a combined student population of over 46,000.

The property is located in a prominent position fronting Wincheap around a 5 minute walk from the Wincheap Roundabout and Canterbury East Train Station and less than half a mile from Canterbury city centre, via the Dane John Gardens.



DESCRIPTION

The property comprises an attractive Grade II Listed building dating back to the 16th Century arranged on ground and two upper floors, with further buildings and parking within the walled garden to the side.

The main building is arranged with two commercial units on the ground floor, being a vape shop and former restaurant, with 3no flats on the first and second floors.

Within the walled courtyard there is modern single storey timber building used as a Shisha lounge, having its own kitchen and toilet facilities, and a detached two storey residential annex arranged as 3no. self-contained apartments. There is also a decking area and parking for a mobile catering unit.

ACCOMODATION

The property is currently split to provide the following accommodation:

Floor	Description	Area	
		m ²	sq ft
Ground	Vape Shop	41.6	448
Ground	Restaurant & Kitchen	73.6	792
First	One bed flat	56.2	605
First	Two bed flat	75.9	817
Second	Two bed flat	38.5	414
Outside	Shisha Lounge & Seating	54.9	591
Outside	Decking & Parking		
Ground	Annex 1 bed flat	22.3	240
Ground	Annex 1 bed flat	23.7	255
First	Annex 2 bed flat	53.9	580
Total		440.6	4,743

CAR PARKING

The walled courtyard area is accessed directly from Wincheap, providing a communal parking area.

TENANCIES

The property is offered for sale with vacant possession, but was previously let to four commercial tenants and six residential tenants, producing a gross rental income of around £78,000 per annum.

BUSINESS RATES & COUNCIL TAX

The tenants are responsible for business rates, or council tax with the property, which has the following current assessments:

Area	Description	RV £
Ground	Restaurant & Premises	£13,000
Rear	Lounge & Premises	£5,700

The annex apartments are each assessed within Council Tax band B.

EPC

The property currently has a single EPC assessment within band C (68).

FURTHER INFORMATION

Interested parties can request a link to a data-room providing further information in relation to the property, including scale floor plans, rates & EPC.

PLANS & BOUNDARIES

Any plans provided are for identification purposes only and are not to scale.

METHOD OF SALE

The freehold interest is offered for sale subject to the vendor providing vacant possession. Our clients are seeking offers in the region of £850,000 on an unconditional basis.

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

VIEWINGS

Strictly by appointment through the Joint Sole Agents:



William Hinckley
Will Giles
01227 763663



Anthony Brown
Copping Joyce Surveyors
020 7749 1040

Details amended January 2024



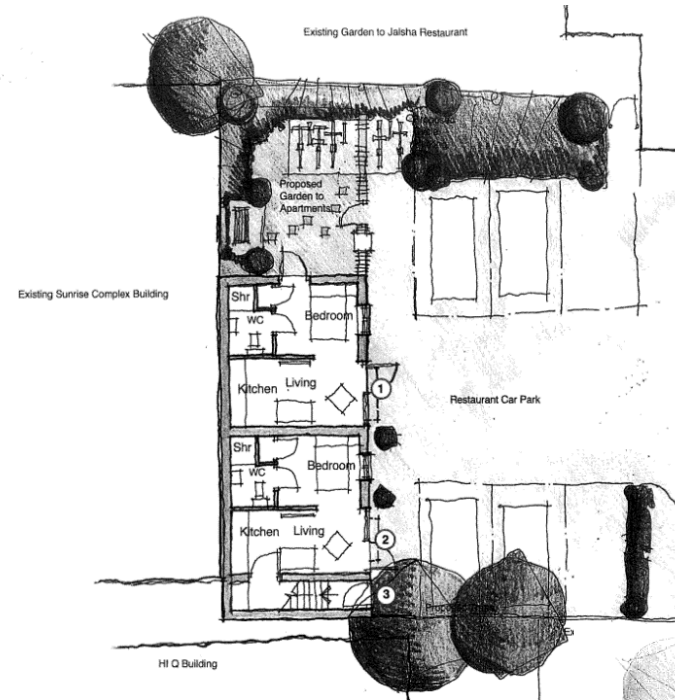
Commercial Kitchen



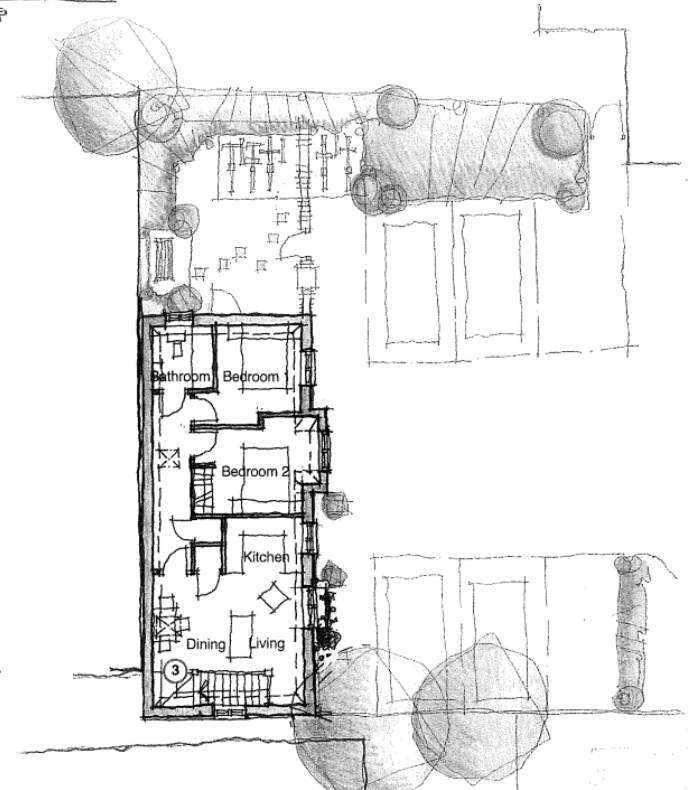
Shisha Lounge



Residential Annex



ANNEX GROUND FLOOR



ANNEX FIRST FLOOR