



SINGLE STOREY OFFICE BUILDING

3-5 OATEN HILL PLACE, CANTERBURY



3-5 Oaten Hill Place, Canterbury, Kent CT1 3HJ

Detached Single Storey Office Building with potential for Future Development

- 101.7 m² (1,159 sq ft)
- Modern Internal Fit-Out
- Off-Street Parking
- Previous planning permission for extension to create 3no. 1 bed flats on upper floor
- Within Walking Distance to Canterbury City Centre.

**FOR SALE BY PRIVATE TREATY WITH
VACANT POSSESSION ON COMPLETION**

OFFERS IN EXCESS OF £300,000

**Viewings strictly by appointment via sole
agents:**

William Hinckley or Will Giles

01227 763663

btf

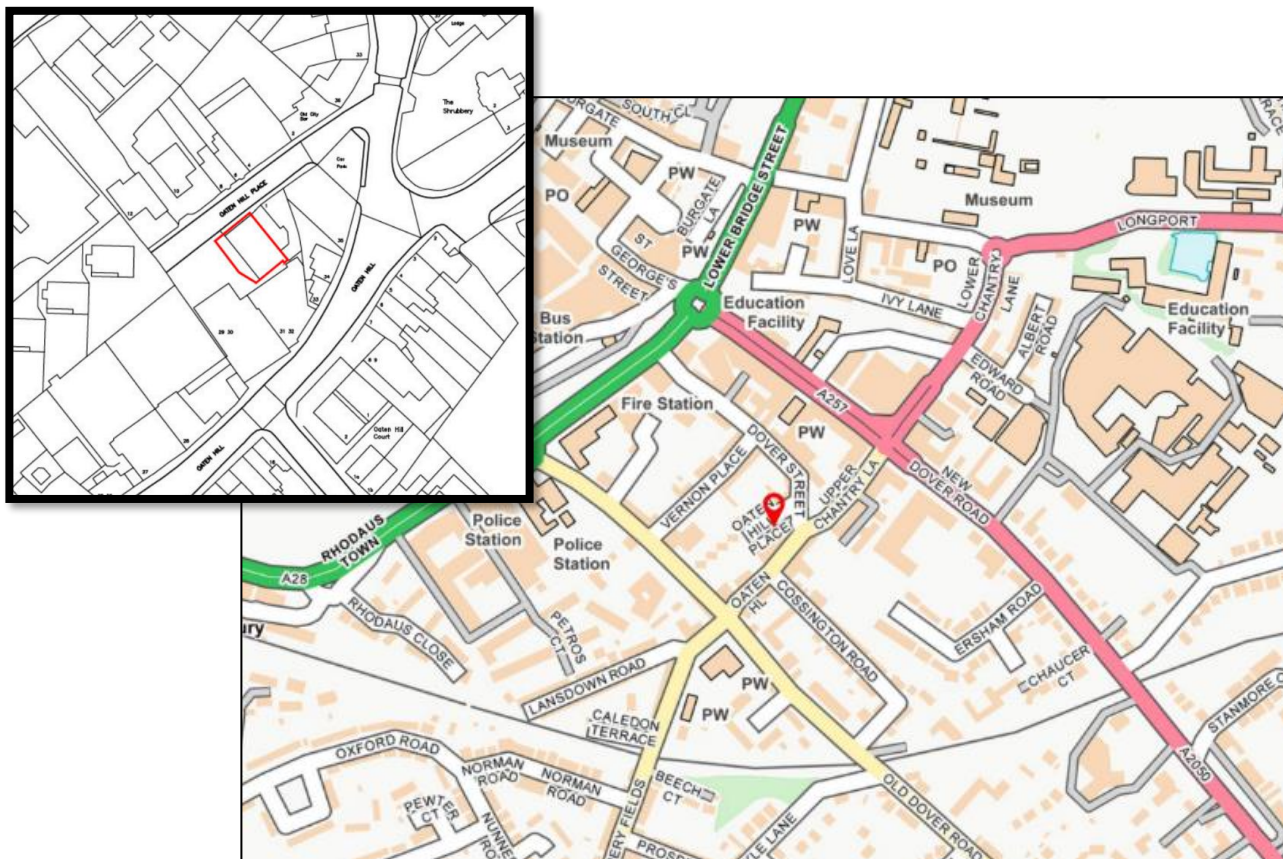
LOCATION

The historic cathedral city of Canterbury is located around 60 miles south east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offer regular services to central London with journey times to London St Pancras of approximately 51 minutes.

Oaten Hill Place is located just off Oaten Hill and Dover Street, within a 5 minute walk of Canterbury City Centre.

DESCRIPTION

The property comprises a single storey detached building which has been converted to provide offices finished to a good modern standard having central heating, modern LED lights, double glazing and laminate flooring. The offices are arranged mainly in open plan with three private offices, a meeting room, a kitchen/coffee making area and toilet facilities.



ACCOMODATION

The property has the following approximate floor area:

Floor	Accommodation	Area m ²	Area sq ft
Ground	Offices & staff	107.7	1,159

There is an area to the side of the property providing space to park up to 3 cars.

EPC

The property is currently assessed to have an Energy Efficiency rating of 85 (Band D).

PLANNING

Planning permission (ref CA/15/01277) was granted in 2016 for a first and second floor roof extension enabling the creation of 3no. 1 bedroom flats. Whilst the consent has now expired, it is anticipated that a similar scheme would be permitted.

Further details can be obtained from the agents or via Canterbury City Council's planning website.

PLANS & BOUNDARIES

Any plans provided are for identification purposes only and are not to scale. Interested parties should satisfy themselves in relation to the location of external or internal boundaries prior to making any offer.



PROPOSITION & TERMS

The freehold interest in the property is offered for sale with vacant possession on completion.

Our client is seeking offers in excess of £300,000.

BUSINESS RATES

The current Rateable Value (RV) for this property is shown on the Valuation Office website as follows:

School and Premises - £15,250

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

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

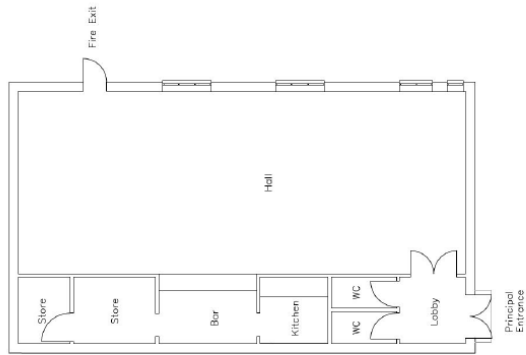
Strictly by appointment through the Sole Agents:

BTF

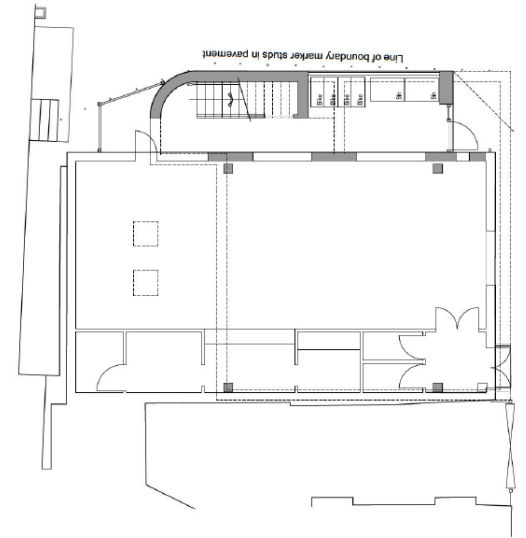
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Details prepared June 2024

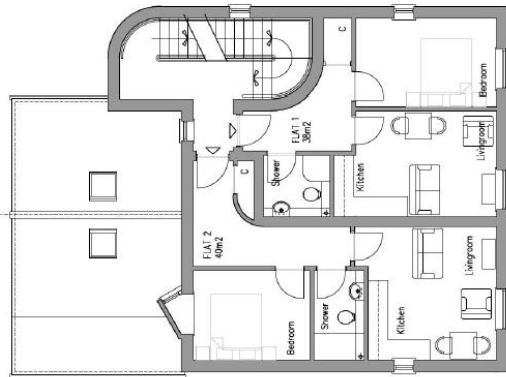
Existing Ground Floor



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

