



77 Northgate, Canterbury

Guide Price £250,000





# 77 Northgate

## Canterbury, Canterbury

For sale by Modern Method of Auction With A Guide Price Of £250,000!

Presenting a unique opportunity to acquire a charming property, this Grade II listed mixed use commercial property is now available for sale by Modern Method of Auction. Situated in a highly sought-after central location, this residence offers convenient access to both the city centre and the station, making it ideal for commuters and urban dwellers alike. In its current layout this property consists of a sales showroom on the ground floor with shop front display, bedroom or lounge, bathroom and separate kitchen to the rear. On the first floor bedroom two, shower room and kitchen and on the second floor two further bedrooms.

The property does also have planning granted for a change of use to full commercial of which can be seen on the Canterbury city council's planning page.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





## **Ground Floor**

Shop Front 3.7m × 4.4m

Kitchen 2.8m × 1.7m

Bedroom 4.2m x 4.2m

Bathroom 3.1m x 2m

## **First Floor**

Bedroom 4.4m x 3.7m

Bathroom 3m x 1.5m

Kitchen 2.6m x 4.2m

## **Second Floor**

Bedroom 4.3m x 4.2m

Bedroom 4.4m x 4.7m

## **External**

**Courtyard** 2.92m x 1.52m







## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)