



## Herne Bay

Guide Price £300,000 Freehold

...for Coastal, Country & City living.



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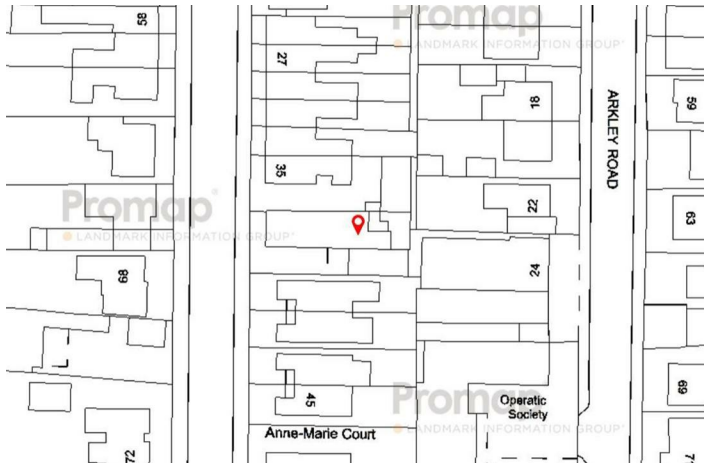
# Herne Bay

37 Stanley Road, Herne Bay, Kent, CT6 5SJ

An exciting residential development opportunity in a highly sought after central location. The site is occupied by a substantial detached commercial premises and is ideally located on a desirable street of predominantly residential property, 0.6 of a mile from Herne Bay railway station and a short stroll from Herne Bay's sea front and bustling High Street.

The site offers considerable potential for residential re-development and is thought suitable for extension and conversion to create numerous apartments arranged over three floors (subject to all necessary consents and approvals being obtained). Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; [www.canterbury.gov.uk/planning](http://www.canterbury.gov.uk/planning).

The existing building extends to 2683 sq ft (249 sq m) and is arranged on the ground floor to provide a reception area and two large workshop areas with a three phase electricity supply, adjoining kitchen and toilet facilities. The first floor comprises three separate office spaces, a store room and further toilet facilities. A driveway to the side of the building provides off street parking for several vehicles. No onward chain.



## Location

Stanley road is a popular road in a central location just 0.2 of a mile from the High Street which is well served by local shops, schools, seafront and supermarket. The town has a well regarded seafront with popular watersport facilities. There is also a mainline railway station (approximately 0.6 miles distance) providing fast and frequent links to London (Victoria) approximately 88 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

## Accommodation

The accommodation and approximate measurements are:

### GROUND FLOOR

#### • Reception

19'7" x 11'2" (5.97m x 3.40m)  
at maximum points.

#### • Workshop

24'3" x 18'6" (7.39m x 5.64m)  
at maximum points.

#### • Kitchen

10'9" x 8'11" (3.28m x 2.72m)  
at maximum points.

#### • Workshop

33'2" x 32'9" (10.11m x 9.98m)  
at maximum points.

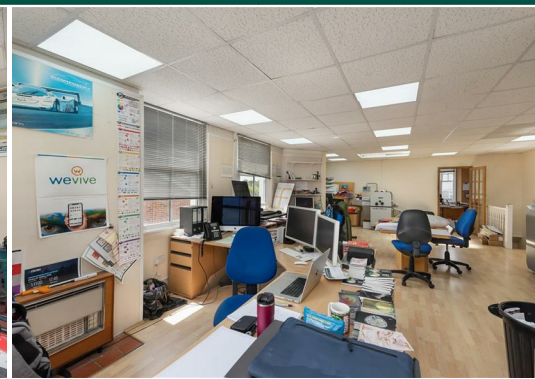
#### • Cloakroom

### FIRST FLOOR

#### • Office

31'1" x 18'5" (9.48m x 5.61m)  
at maximum points.





- Office  
11'11" x 11'5" (3.62m x 3.48m)  
at maximum points.

- Office  
11'11" x 6'8" (3.62m x 2.04m)  
at maximum points.

- Store Room  
10'9" x 8'11" (3.28m x 2.72m)  
at maximum points.

- Cloakroom

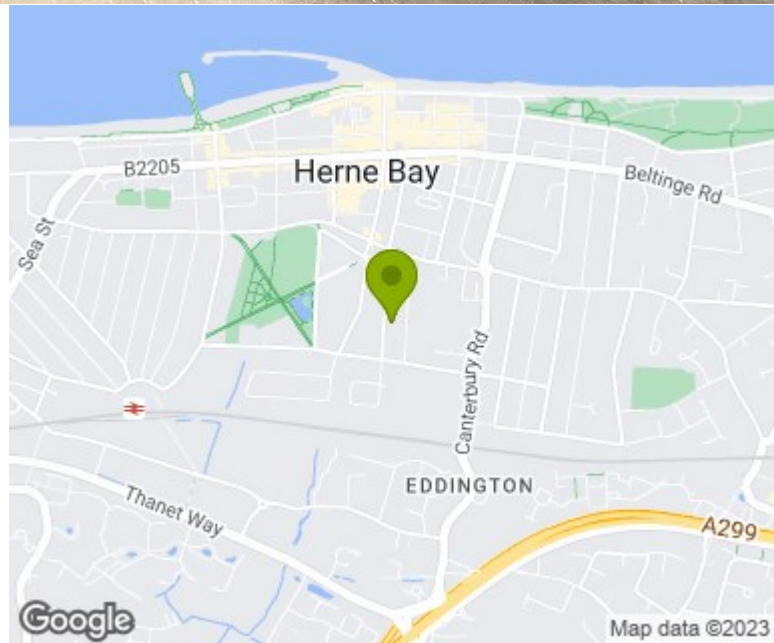
OUTSIDE

- Courtyard

- Driveway

#### Rateable Value

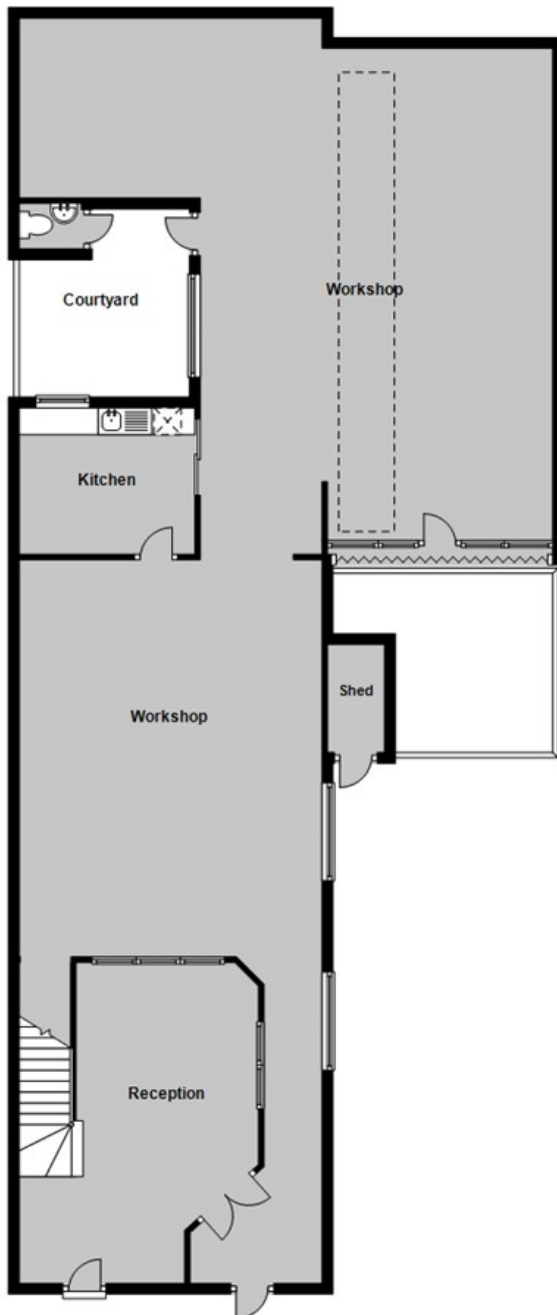
According to the Valuation Office Agency website the property's current description is 'Workshop & Premises' and the Rateable Value is currently £16,000. For more information please visit [GOV.UK](https://www.gov.uk)





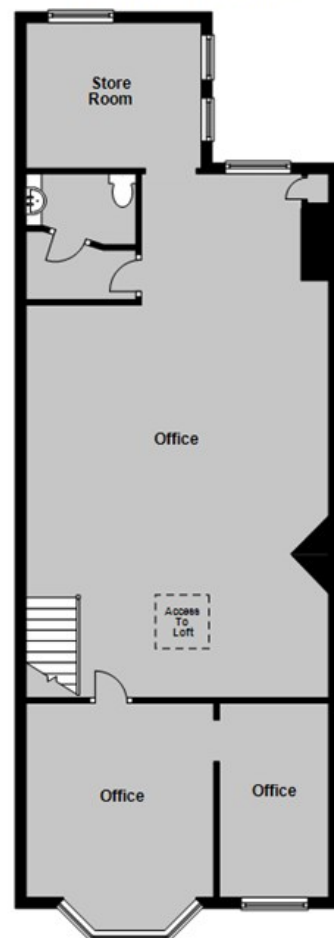
### Ground Floor

Approx. 164.2 sq. metres (1767.4 sq. feet)



### First Floor

Approx. 85.1 sq. metres (915.8 sq. feet)



Total area: approx. 249.3 sq. metres (2683.2 sq. feet)

## Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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