



CANTERBURY CATHEDRAL

ST MILDRED'S CHURCH

CASTLE STREET MULTI-STOREY  
CAR PARK

CANTERBURY CASTLE

THE OAST HOUSE

# THE OAST HOUSE

GAS STREET, CANTERBURY, CT1 2PR

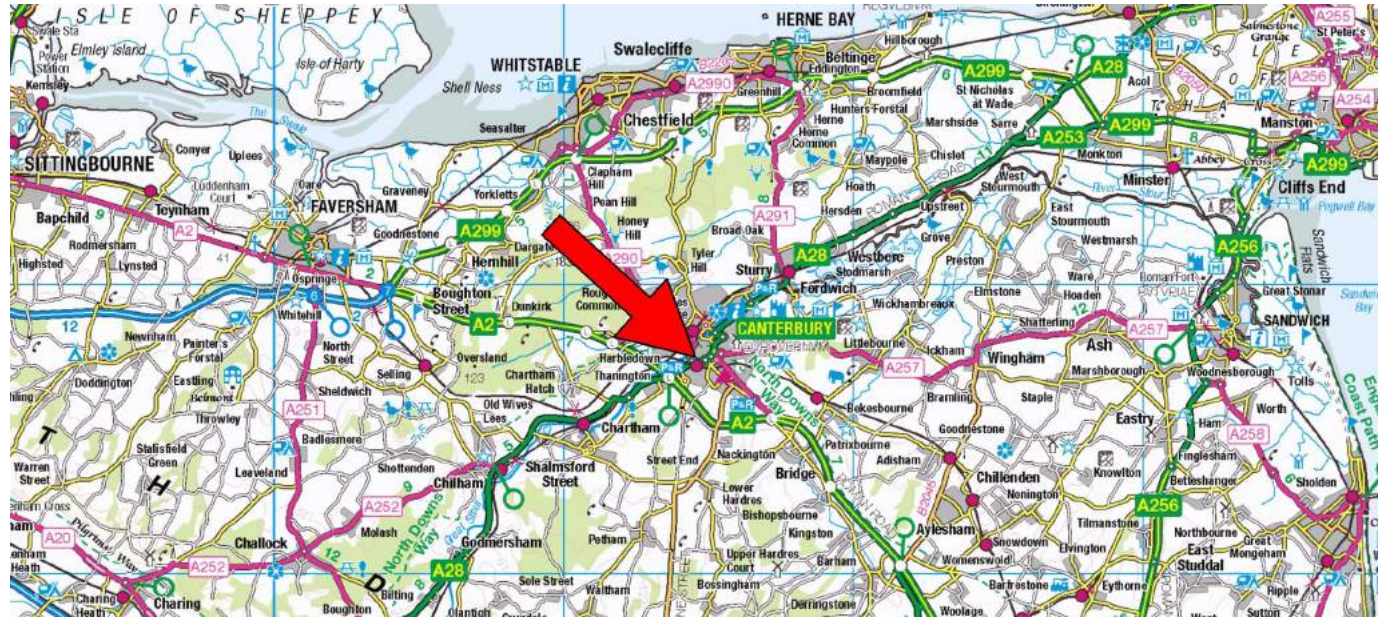
ALL ENQUIRIES WELCOMED - FOR SALE / TO LET

savills



## KEY HIGHLIGHTS

- Grade II Listed Building close to Canterbury City Centre
- Building GIA of approximately 5,084 sq ft, occupying a site of about 0.12 acres
- Existing storage space with potential for a multitude of alternative uses (subject to necessary consents)
- Excellent connectivity and transport links
- Private on-site parking. Further pay and display parking in immediate vicinity.
- All enquiries invited; proposals will be considered on either a freehold or leasehold basis
- Guide pricing to be discussed on request



## LOCATION

The property is located in Canterbury, a Cathedral City situated approximately 14.4 miles north east of Ashford, 27.8 miles east of Maidstone and 61.6 miles south east of Central London.

Canterbury is known for its heritage and medieval history being a UNESCO World Heritage Site and home to one of the oldest Christian structures in England; Canterbury Cathedral. Other historical structures include St Martin's Church, St Augustine's Abbey and the Westgate Towers.

The City Centre is located 0.4 miles north east of the property and is host to a number of independent and high-street retailers, restaurants, breweries, cafes and public houses.

Canterbury East railway station is situated 0.2 miles south east of the property and provides southeastern services to Faversham (circa 14 minutes), Dover Priory (circa 27 minutes) and London Victoria (circa 89 minutes).



## SITUATION

The property is situated on the south side of Gas Street; a vehicular cul-de-sac. The property is accessed by car and foot from Castle Street which is close to the Wincheap roundabout where Castle Street, Rheims Way and the A28 converge. Nearby properties comprise predominately residential flats, with Canterbury Castle and St Mildred's Church situated directly to the south east and north, respectively.

The property benefits from excellent nearby parking facilities. Castle Street and Castle Row are both public pay-and-display car parks that are situated within the immediate vicinity.

## THE PROPERTY

The property is formed of two attached buildings. The original building comprises a mid 19th century Grade II Listed former oast. This is arranged over three storeys and fronts Gas Street. The original building includes a unique feature in the form of a square kiln to the rear which has a pyramid roof.

The second building is attached on the western side and is believed to have been built in the 1970s with single storey link to the former oast. This later addition is thought to have originally served as theatre workshops and stores.

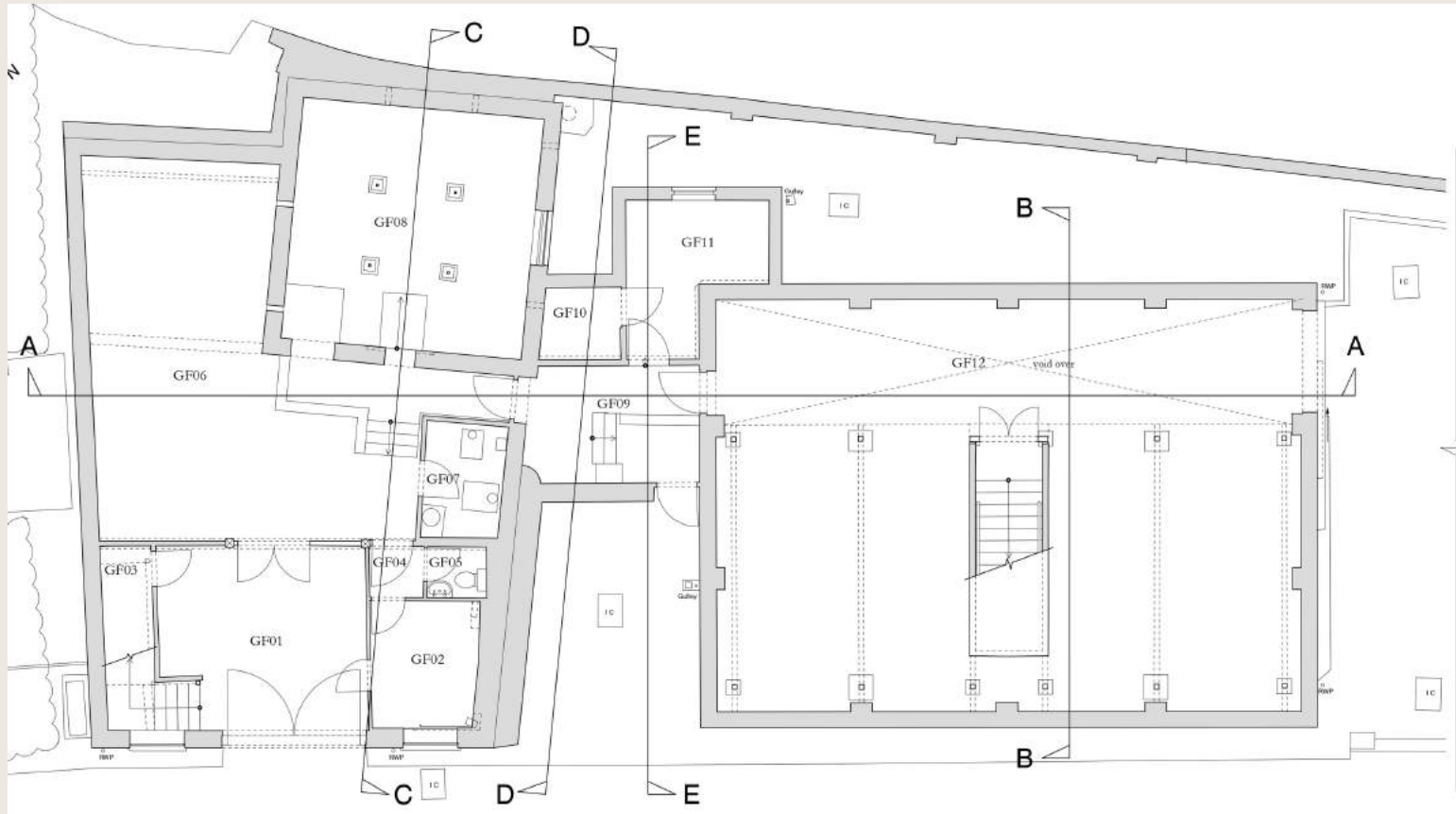
We understand the property was subject to a change of use to a museum store in the early 1980s and this is believed to be its last use before becoming redundant.

Internally, the property is in need of refurbishment / restoration throughout (subject to necessary planning and listed building consents).

Externally there is space for surface level parking situated to the north west of the building.

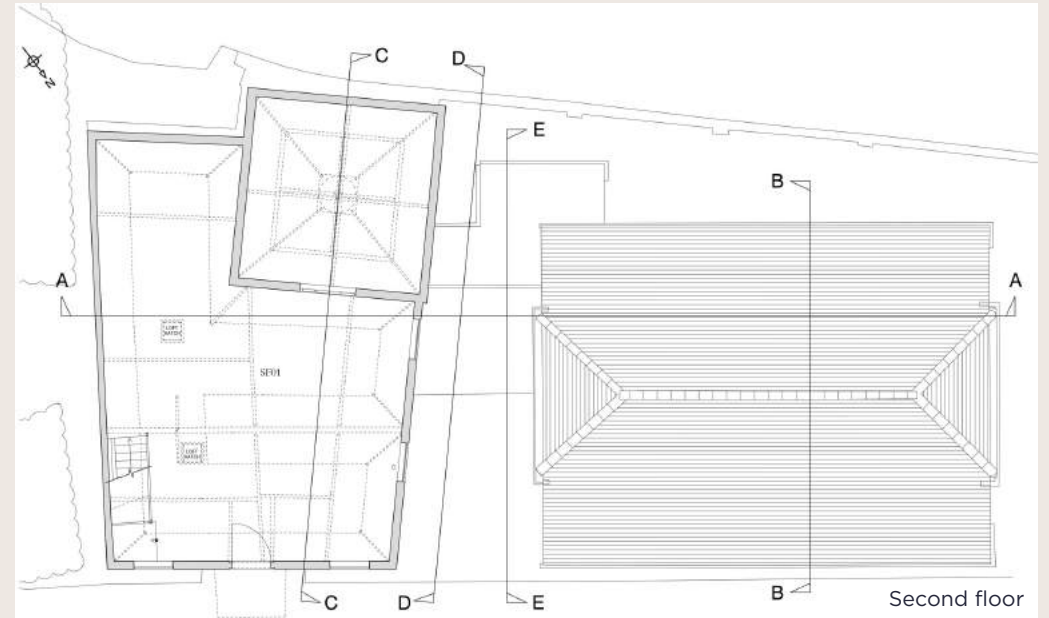
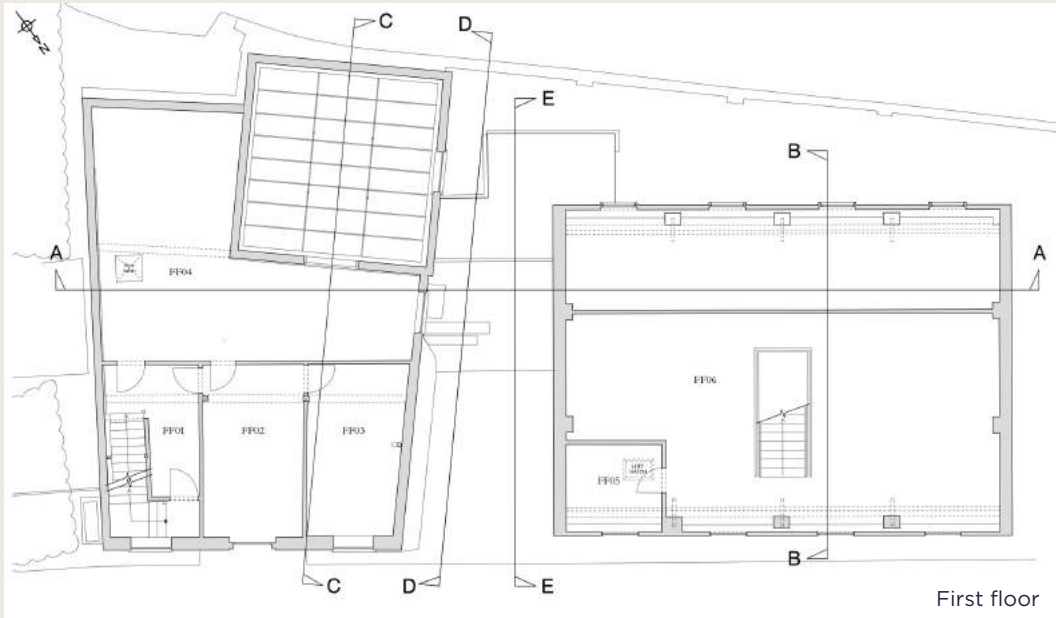


# FLOOR PLAN - GROUND FLOOR





# FLOOR PLANS - FIRST AND SECOND FLOOR





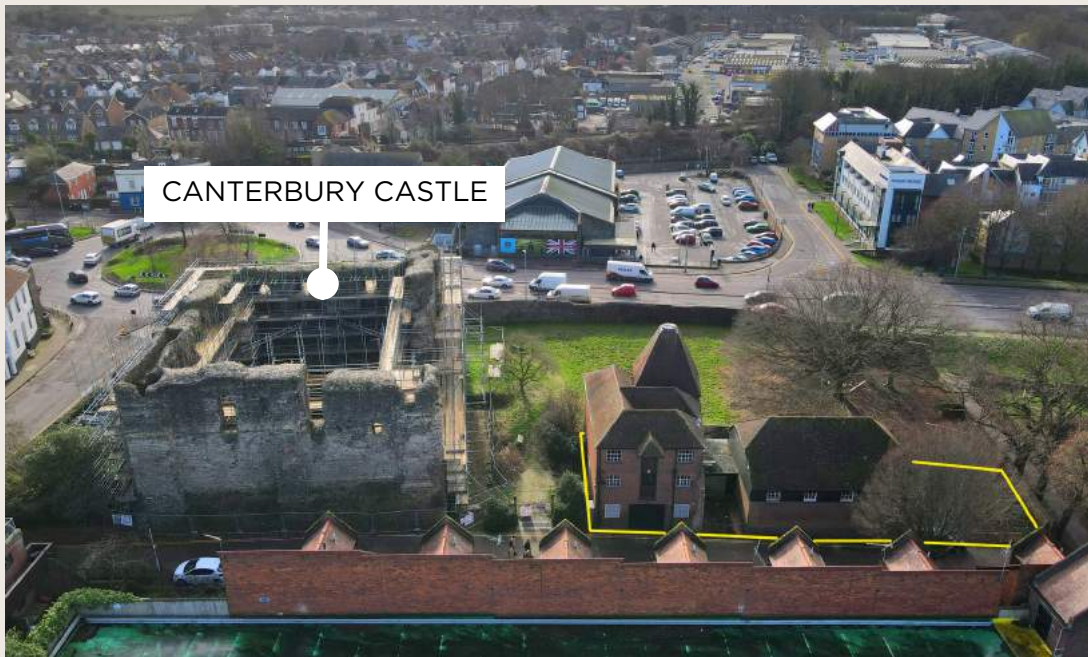


## CANTERBURY LEVELLING UP

As part of 'Connected Canterbury: Unlocking the Tales of England's project' the Department for Levelling Up, Housing and Communities alongside Canterbury City Council will be investing £22 million in revitalising the city's public spaces to make the most of its heritage and history.

We understand this includes:

- Renovating Canterbury Castle and reopening it to the public
- Creating an events space in Westgate Square near Westgate Towers
- Creating heritage routes around the city, including along the city wall





## ENQUIRIES SOUGHT

Our client is seeking expressions of interest on an all enquiries basis and will consider proposals for the purchase of the freehold or an occupational lease. Both unconditional and conditional proposals will be considered.

Please note that our client reserves the right not to accept the highest or any offer, withdraw the property from the market or alter the method of disposal at any time.

## SERVICES

We understand the property is connected to all main services; however, interested parties should make their own enquiries with the relevant statutory authorities.

## BUSINESS RATES

The property is currently vacant. Our understanding is that business rates are therefore not payable due to the property's Grade II Listing. Interested parties are advised to make their own enquiries of the Local Authority in relation to business rates and the amounts payable.

## EPC

The property has an EPC rated G (186). This is valid until February 2034. Given that the property is a Grade II Listed Building, an exemption may be applicable. Interested parties are to make their own enquiries in this regard.

## VAT

We understand the vendor has not elected to charge VAT.

## TENURE

The property is held at the Land Registry under Title Number TT97790 and occupies an area of approximately 0.12 acres.



## LEGAL COSTS

Interested parties will be expected to give a legal cost undertaking in the event they withdraw from the transaction following agreement of heads of terms and expense has been incurred in preparing and finalising the legal pack.





## VIEWINGS AND FURTHER INFORMATION

The property is visible externally from the roadside. Should internal viewing be required, set viewing days will be arranged in due course on an appointment only basis.

Please contact Chris Bell or Chloe Sheppard (contact details below) to arrange an appointment.

## VACANT POSSESSION

The property is offered with full vacant possession.

## CONTACT

For further information, please contact:

**Chris Bell**

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01732 789 733

**savills**

**Chloe Sheppard**

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