

FOR SALE

HAIRDRESSING SALON
AND BUILDING
AVAILABLE FOR
SALE/TO LET



📍 24 Palace Street, Canterbury, Kent CT1 2DZ

Price **£475,000**



Property Type

RETAIL



Size

778.12 FT²



Tenure

FREEHOLD



Borough

CANTERBURY



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES
(VACANT ON COMPLETION)

Local Train Stations



Canterbury West (0.3 miles)
Canterbury East (0.6 miles)
Sturry Rail (2.2 miles)

Local Amenities



Canterbury Cathedral (0.1 mile)
Curzon Cinema (0.2 miles)
The Marlowe Theatre (0.2 miles)

VAT Applicable



NO

Rateable Value

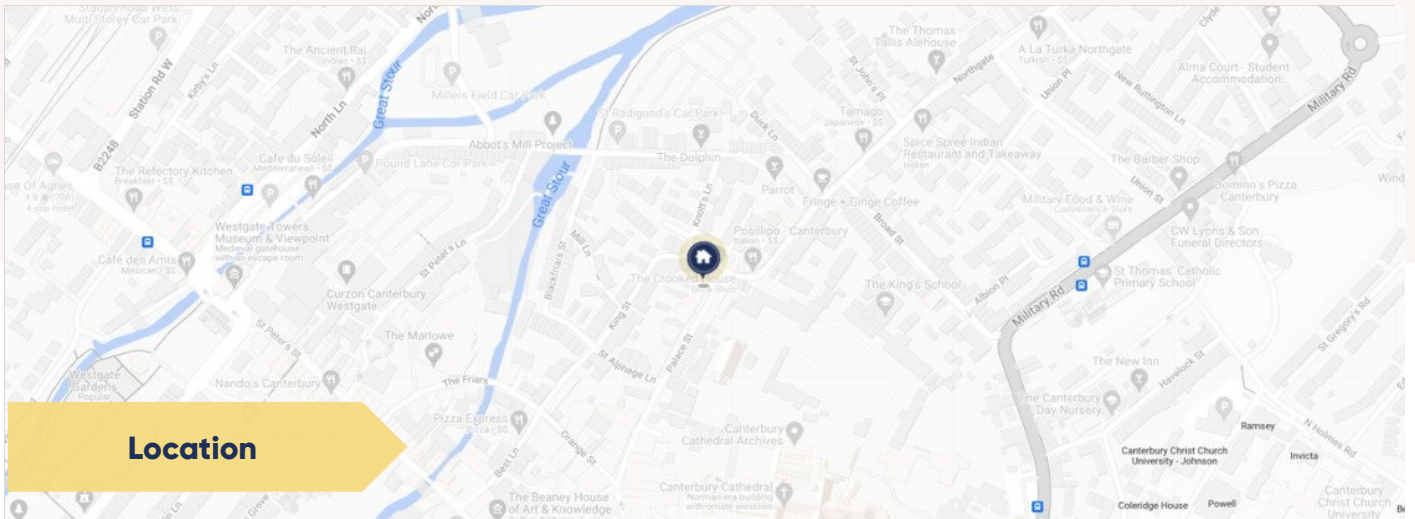


£9,100

EPC



N/A



Location



Additional Information

Long established well located hairdressing salon/freehold building over four floors (including the small basement that serves as a storage area). The entire ground floor is where the salon business operates from, and towards the back the glazed aspect opens onto a small courtyard which also houses a small outbuilding that incorporates a WC and laundry room.

From the salon there is a staircase which leads to the upper floors, on the first floor, a kitchen/diner and sitting room/bedroom, whilst the top floor has another two rooms and a shower room/toilet. There is also a small storage area in the loft.

The property will be sold with vacant possession.

Alternatively, there is an option to rent the property out at £25,000 Per Annum.

ADDITIONAL IMAGES





Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07976 888 937 / 0333 200 8330



Lindley Baptiste
Property Consultant

✉ lindleybaptiste@whozoo.co.uk
☎ 07973 272 945 / 0333 200 8330

whozoo.
Commercial Property, Expertly Done



0333 200 8330



info@whozoo.co.uk



www.whozoo.co.uk



07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.