

Fabulous Seaside Retail Property with Planning Permission for Residential Conversion

Range of attractive Victorian buildings with detailed consent for conversion to 2 no. 1 bed apartments, 3 no. 2 bed maisonettes, 2 no. 3 bed maisonettes and 1 no. 4 bed maisonette, all with parking, plus a retail lock up unit.



5 York Street & 7 Buckingham Road

Broadstairs
Kent
CT10 1PD

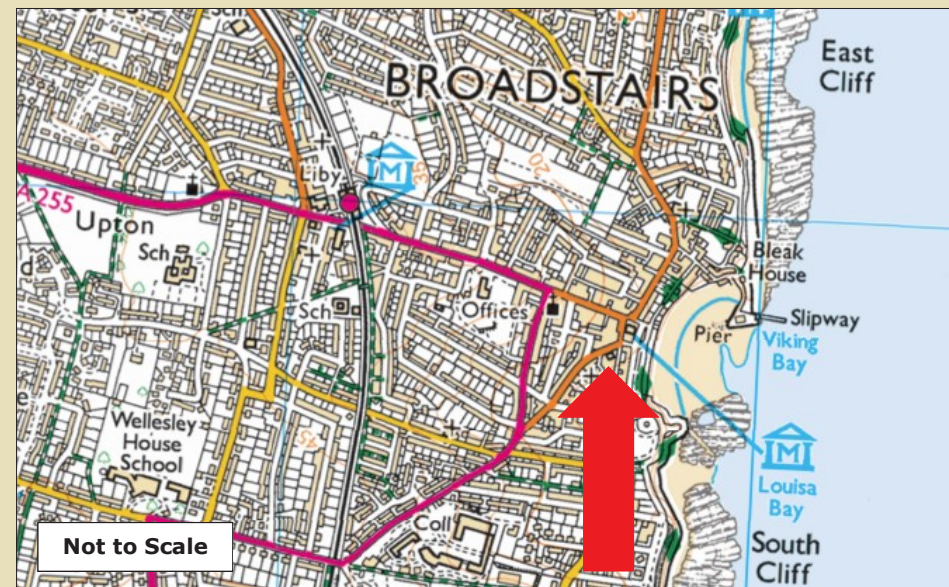
For Sale

Location

The property is fantastically located just c. 100 metres from the seafront and the sandy beach at Viking Bay in the ever popular seaside town of Broadstairs.

The High Street with its wide range of local shops and services is very close by and a further range of larger retailers and supermarkets can be found in the Westwood Shopping complex around 2 miles to the west.

Broadstairs Railway Station is c. 0.5 miles to the west and provides regular rail services to London Victoria and London Cannon Street with a journey time of around 2 hours as well as a high speed service to London St Pancras with a journey time of around 1 hour 20 minutes.



Site Description

The property comprises a eclectic collection of linked retail showrooms and office and a large split level apartment with retail frontage to York Street and a vehicular courtyard from Buckingham Road. It is located within the Broadstairs Conservation Area. In addition, there is a detached double garage on the opposite side of Buckingham Road that is part of the property. The properties have historically had a variety of uses most recently being a Furniture Warehouse and Funeral Directors. The property is vacant and extends to over 10,000 sqft. It is generally in a good state of repair but some areas are in need of maintenance.

Planning & the Proposed Development

Plans were drawn up by renowned local architectural practise Guy Holloway Architects and were submitted to Thanet District Council which subsequently granted detailed planning permission on the 30th June 2020 under reference F/TH/20/0024 for the change of use and conversion of the existing buildings to a new retail lockup unit with a basement store that fronts York Street as well as 2 no. 1 bed apartments, 3 no. 2 bed maisonettes, 2 no. 3 bed maisonettes and 1 no. 4 bed maisonette all with access from Buckingham Road. Each residential unit has either a parking space in the courtyard or a parking space in the garage opposite. The scheme seeks to restore and remodel the existing buildings to maintain the same volume with a restoration that requires minimal alteration and the utilisation of existing opening with few changes to the existing fabric.

Several of the units provide interesting and attractive accommodation spread over a basement and upper levels, some with features such as circular stairs, wine cellars, en-suite bathrooms and private outdoor space. In our opinion the proposal suggests the potential to create a very attractive scheme that will provide a good variety of interesting accommodation that when developed will likely prove to be very sought after by occupiers.

The schedule of accommodation is provided overleaf has been provided by the architects and will require verification.

Schedule of Proposed Accommodation

Unit	Beds	Style	Baths	Features	Parking	m2	Sqft
1	3	Maisonette	3	Roof terrace	Garage	148.6	1,599
2	2	Maisonette	2		Space	88.7	954
3	1	Apartment	1		Space	73.1	787
4	1	Apartment	1	Courtyard	Space	46.7	502
5	3	Maisonette	2	Wine Cellar	Space	164.8	1,773
6	2	Maisonette	1		Space	80.8	869
7	2	Maisonette	2	Circular stairs	Space	130.9	1,408
8	4	Maisonette	3	Courtyard, Wine Cellar & Circular stairs	Garage	212.2	2,283
Retail Lock Up	-	-	-	Basement Store & Kitchenette	None	143.3	1,542

Selected Photographs



5 York Street



7 Buckingham Road



Double Garage on Buckingham Road

Further Information

Further information is available to download from www.rpclangandnewhomes.co.uk and includes the Planning Decision and all the relevant drawings.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service any proposed development.

EPC

A Commercial EPC has been commissioned for the existing property and will be made available in due course.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The property is secured and it is only possible to get a general impression from the public highway. We will be holding viewing days on **Wednesday 9th September and Thursday 17th September** when an internal inspection of the entire property will be possible. If you would like to make an appointment to view on either of these dates please contact Graeme Dowd on 01634 835900 or 07904 372142 to book a slot.

Offers

Unconditional offers are sought by way of Informal Tender for the freehold with vacant possession.

Only offers in writing will be considered and all offers **MUST** include details of any site due diligence that will be required prior to an exchange of contracts.

In addition, all offers must include evidence to demonstrate that funds are available to complete the transaction.

The closing date for offers is **Friday 2nd October 2020**.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued. To the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

Graeme Dowd

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