



Terence Painter

ESTATE AGENTS

- Former Community Centre
- Central Margate Location
- Close to Dane Park & The Old Town
- Main Hall with Kitchenette/Bar
- Two Offices
- Two W.C.s
- Redevelopment Potential (STPP)
- Approx. 141m² (1,523sqft)



25-27 Dane Hill, Margate, Kent. CT91QP.

Freehold £150,000

FORMER COMMUNITY CENTRE WITH POTENTIAL SITUATED CLOSE TO DANE PARK AND MARGATE'S VIBRANT & HISTORIC OLD TOWN

This former Community Deaf Centre is conveniently located close to the Northdown Road shopping parade, picturesque Dane Park and Margate's vibrant Old Town. The property could be utilised as a community facility, possible studio/work-space or site could possibly be redeveloped for residential, subject to obtaining the necessary planning consent.

The vendors are seeking unconditional offers for this freehold property which is being offered with vacant possession.

To book your viewing appointment contact the sole agents Terence Painter on 01843 866866.

Entrance

The property benefits from two entrance doors via Dane Hill. Both entrances lead to an internal hallway, each with access to an office and the main hall.

Office One

3.67m x 2.16m (12' 0" x 7' 1") With two obscure double glazed window to front. Fitted shelves to alcoves. Cupboard housing electric meter.

Office Two

2.61m x 2.39m (8' 7" x 7' 10") With two obscure double glazed windows to front.

Main Hall

11.26m x 10.00m max (36' 11" x 32' 10") With two double glazed windows to side. Two doors leading to an external side passageway leading to the gents W.C. Radiators. Strip lighting. Step up to low level stage area measuring 4.53m x 2.10m (14'10" x 6'10"). Doorway and two open hatches to kitchenette/bar.

Gents W.C.

Accessed via exterior side passageway. With urinal, W.C. and wash hand basin. Wall mounted gas fired boiler. Gas meter.

Internal Passageway

With fire escape access to Walpole Road at the rear. Door to ladies W.C.

Ladies W.C.

Accessed via internal passageway, with W.C. and wash hand basin. Radiator. Extractor.

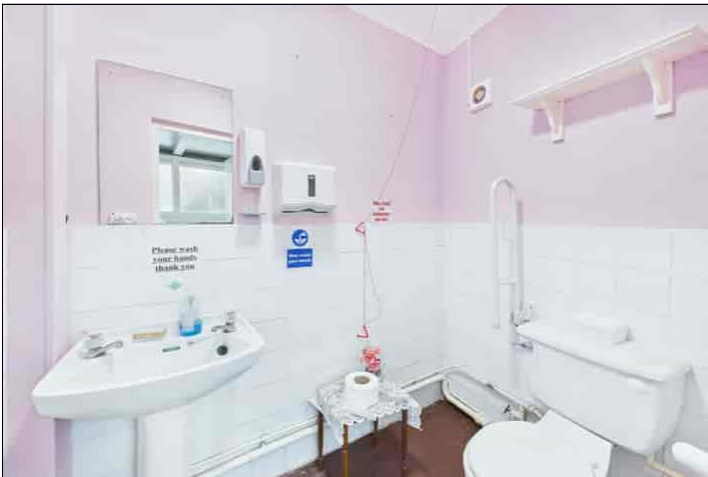
Business Rates

Rateable Value - £4,950



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£150,000



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

1523 ft²
141.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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