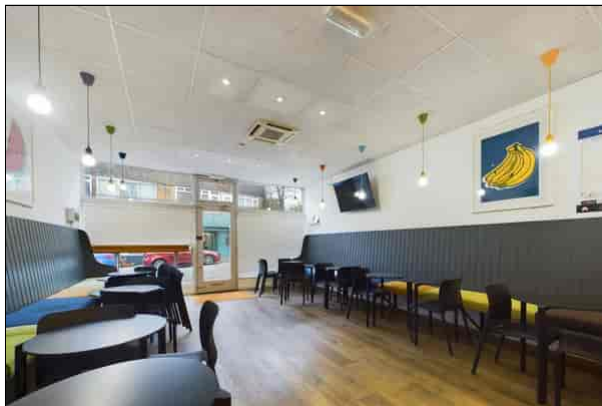
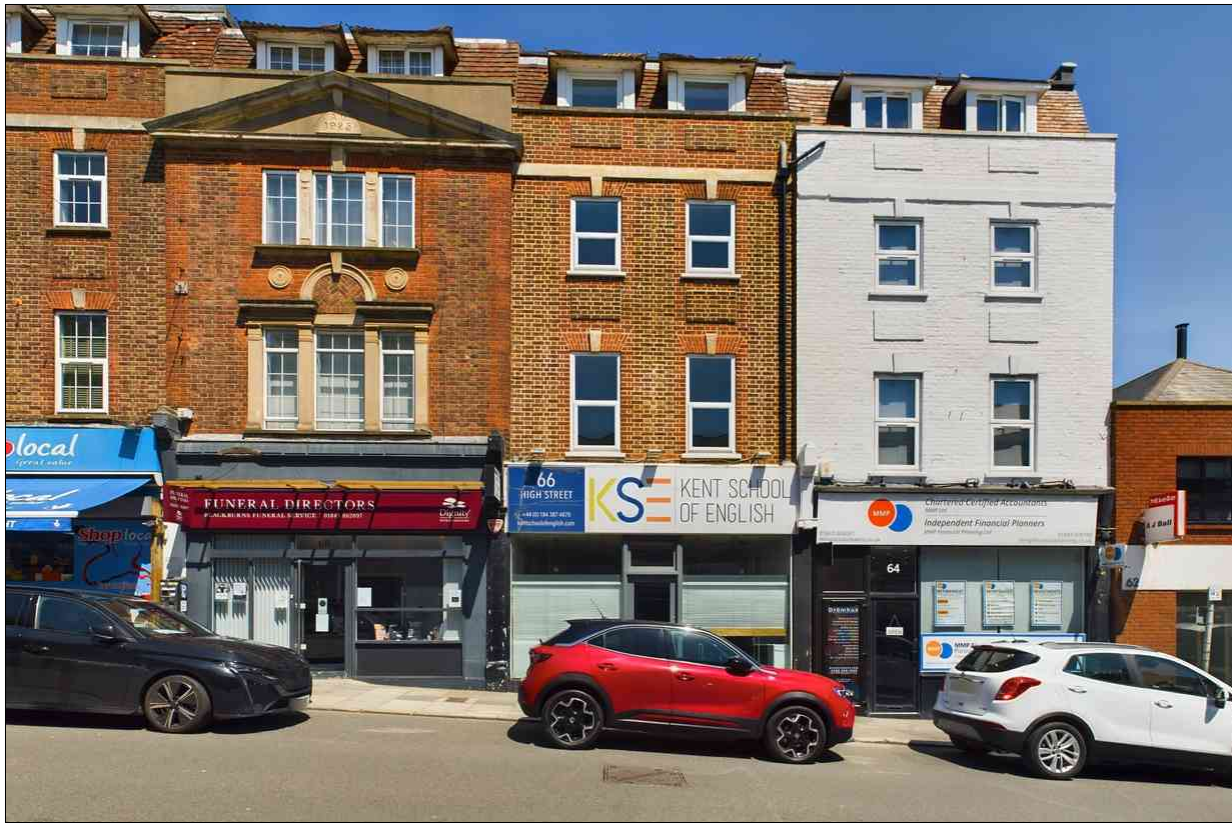


# Terence Painter

ESTATE AGENTS

- Town Centre Location
- Office/Commercial Space
- Approx 224m2 (2420sqft)
- Ground Floor Refectory/Coffee-Shop
- Would Suit Single or Multiple Businesses
- Close to Station & Car Park
- Off Street Parking
- Well Presented
- No Forward Chain



66 High Street, Broadstairs, Kent. CT101JT.

Freehold £525,000

## SUBSTANTIAL TOWN CENTRE OFFICE BUILDING WITH GREAT POTENTIAL

Situated within the heart of Broadstairs' busy High Street this spacious commercial property is arranged over four floors and offers scope for numerous business enterprises, subject to any necessary planning consents. Formerly used as a language school the property benefits from 225m<sup>2</sup> (2420sqft) of commercial space currently arranged with a coffee-shop on the ground with service counter, store room and accessible W.C. On the first floor are three offices/classrooms, with two further office/classrooms and W.C.s located on the second floor. On the top floor are two further offices/classrooms.

The property has been refurbished and maintained to a high standard by the current owners and now offers a great opportunity for a single business, multiple business hub or enterprise space. The property benefits from two/three parking spaces at the rear, with public car parking nearby and is within a quarter of a mile of the train station. The property is offered with no forward chain.

### Ground Floor

#### Coffee Shop/Refectory

10.97m x 5.07m (36' 0" x 16' 8") With direct access from and glazed frontage to High Street. Combination of table and bench seating. Engineered wood flooring. Counter service area with undercounter storage and sink.

#### Utility/Store Room

3.57m x 1.21m (11' 9" x 4' 0") With storage cupboards, counter top and sink unit.

### Rear Lobby

With Access to rear parking area and accessible W.C.

### Accessible W.C.

2.20m x 1.57m (7' 3" x 5' 2")

### First Floor

#### Office One

5.08m x 3.78m (16' 8" x 12' 5")

#### Office Two

4.21m x 3.05m (13' 10" x 10' 0")

#### Office Three

4.35m x 3.76m (14' 3" x 12' 4")

### Second Floor

#### Office Four

5.13m x 3.78m (16' 10" x 12' 5")

### W.C.s

With three W.C.s each with wash hand basins.

#### Office Five

4.23m x 3.77m (13' 11" x 12' 4")

**66 High Street, Broadstairs, Kent. CT101JT.**

**£525,000**

## Third Floor

### Office Six

5.12m x 3.27m (16' 10" x 10' 9")

### Office Seven

4.23m x 3.62m (13' 11" x 11' 11")

## Exterior

### Car Parking

At the rear of the property is a hardstanding area suitable for off street parking. Steel fire escape.

### Business Rates

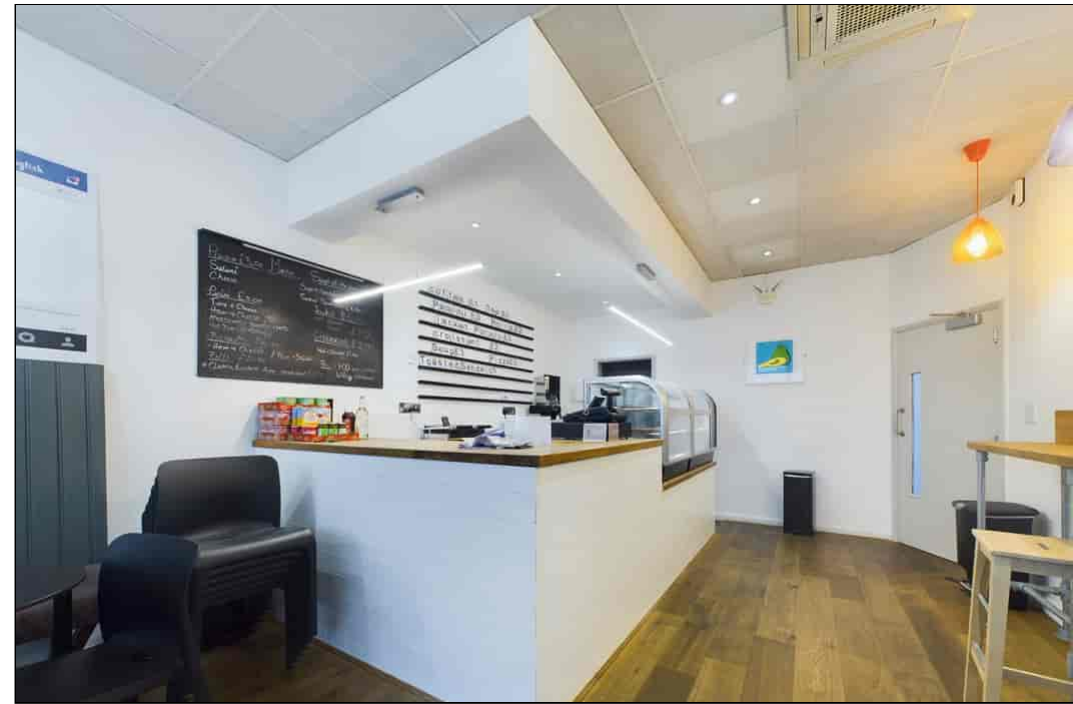
The current Rateable Value for Business Rates is £18,000.

### Services

We understand the property to benefit from all mains services.

### Planning

All planning enquiries should be made to Thanet District Council on 01843 577150 or to [planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)



**66 High Street, Broadstairs, Kent. CT101JT.**

**£525,000**

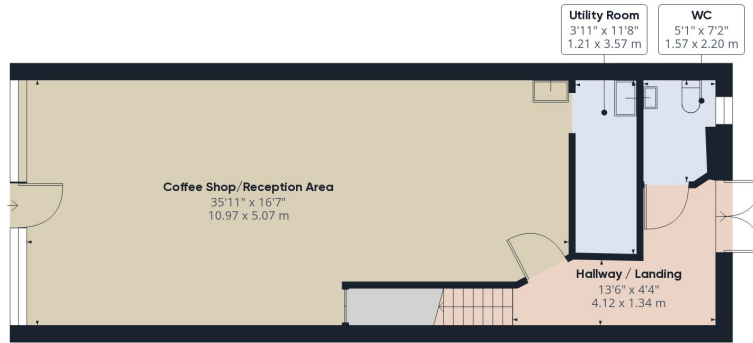


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**

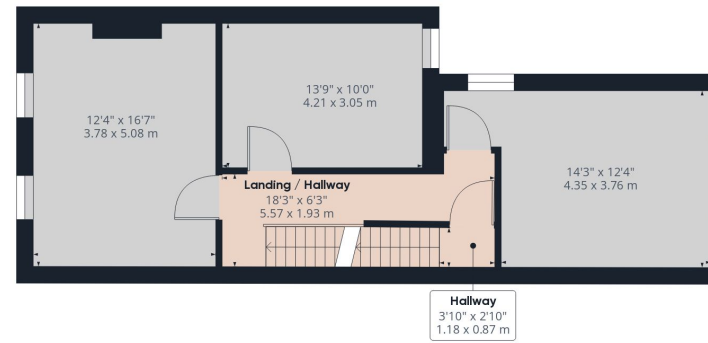
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

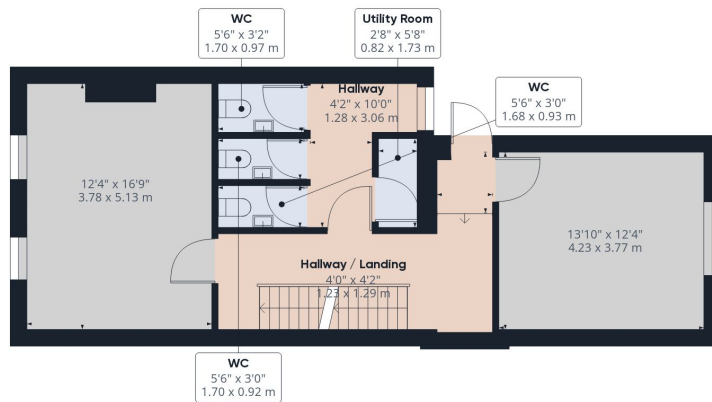
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



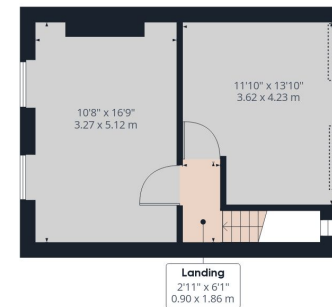
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

2420.59 ft<sup>2</sup>

224.88 m<sup>2</sup>

Reduced headroom

4.45 ft<sup>2</sup>

0.41 m<sup>2</sup>

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360