

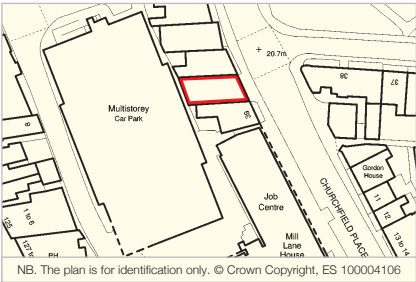
Margate
40 Hawley Square,
Kent
CT9 1NY

- **A Freehold Grade II Listed Former Office Building**
- **NIA extending to Approximately 191.89 sq m (2,066 sq ft)***
- **Possible potential for Extension and either Commercial or Residential Redevelopment subject to obtaining all necessary consents**

Vacant Possession



**BY ORDER OF
THANET DISTRICT COUNCIL**



To View

The property will be open for viewing every Monday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south-west side of Hawley Square, close to its junction with Churchfield Place. A range of shops and amenities is available nearby to the west along High Street and the popular area of Old Town is a short walk away. Rail services run from Margate Station approximately half a mile to the west. The A28 is to the west and provides direct access to Canterbury and the surrounding areas. The open spaces of Hawley Square are opposite.

Description

The property comprises a Grade II listed mid terrace building arranged over ground and two upper floors. The property is internally arranged to provide former office accommodation.

VAT

VAT is applicable on this Lot.

Accommodation

A schedule of Accommodation is set out below.

Floor	Accommodation	Approximate (NIA) Sq m	Floor Area* (Sq ft)
Ground	Office	19.40 sq m	(209 sq ft)
Ground	Office	16.40 sq m	(177 sq ft)
Ground	Office	53.00 sq m	(571 sq ft)
First	Office	23.70 sq m	(255 sq ft)
First	Office	7.50 sq m	(81 sq ft)
First	Office	22.00 sq m	(237 sq ft)
Second	Office	18.83 sq m	(203 sq ft)
Second	Office	20.88 sq m	(225 sq ft)
Second	Mess/Staff Room	10.18 sq m	(110 sq ft)
Total		191.89 sq m	(2,066 sq ft)*

* These figures were obtained from the Valuation Office Agency report.

Planning

Local Planning Authority: Thanet District Council.
Tel: 01843 577000.

The property may afford possible potential for extension and either commercial or residential redevelopment, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.