

MARGATE, KENT

LAND TO THE REAR, 5 STATION ROAD, CT9 5AF

**FORMER LOCKUP GARAGE WITH PLANNING* FOR
CONVERSION TO WORKSHOP/STUDIO SPACE**



LOCATION

The property is found directly opposite Margate railway station and within a couple of minutes walk of the beach. The former single garage fronts the car park to Margate railway station, please note there is no vehicular access to the building.

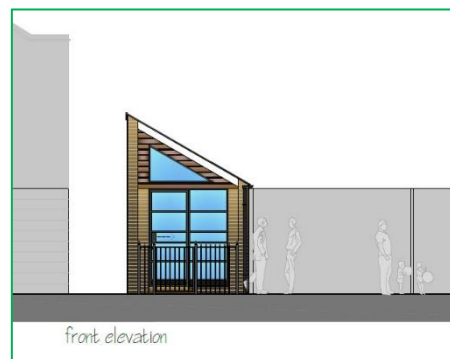
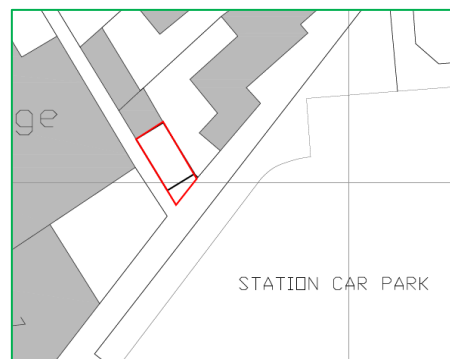
The property is approximately a 10 minute walk from the High Street with its range of local traders, restaurants, cafes, and bars.

DESCRIPTION

The property is currently a single garage under a pitched roof with timber doors. Planning permission is pending* for the redevelopment of the site into a workshop / studio space.

The planning permission, currently awaiting a decision from Thanet Council, provides for a 70 sq.ft (6.5 sq.m) studio space with WC to the rear of the unit.

Full details of the planning can be found on Thanet District Council's website, reference number F/TH/23/0423.



PRICE

We have been instructed to offer the premise at **£31,000 FREEHOLD**, subject to contract.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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