

**btf**

Land & Property Experts



**FOR SALE**  
**DEVELOPMENT OPPORTUNITY**

**21 MARKET STREET, SANDWICH**

**Former Banking Hall with planning for residential conversion.**

- Ground floor of an imposing Grade II Listed building
- Planning permission for conversion to create 3 self-contained flats
- Commercial Unit let at £7,800 pa until November 2026.
- Combined floor area approximately 330 m<sup>2</sup> (3,552 sq ft)
- Car parking available by separate negotiation.
- Enclosed rear gardens.

## OFFERS IN EXCESS OF £280,000

**Viewings strictly by appointment via sole agents:**

**William Hinckley or  
Will Giles  
01227 763663**



Sandwich is one of the finest medieval towns in south-east England, being one of the Cinque Ports. It remains a popular, thriving and prosperous town, with access to a wide range of shops, schools, cultural and sporting attractions nearby, including Royal St George's, Princes and Royal Cinque Ports golf courses. The town is located in the Dover District and connects to Canterbury, around 13 miles west, via the A257 and to Dover, around 13 miles south via the A256, both of which connect with the M2 Motorway. The local station also offers High Speed rail connections to central London.

The property is situated on Market Street within the town centre and is surrounded by a mixture of national and independent retailers as well as a wide selection of pubs and restaurants.

21 Market Street is an impressive Grade II Listed building arranged over basement, ground and two upper floors. The ground floor was previously used as a banking hall with ancillary offices, stores and staff areas accessed from a communal entrance hall at the front of the building which also provides access to the upper floor's flats (which are not included within this sale). Externally there is an enclosed rear garden.

There is a parking area with space for 6/7 cars accessed via Harnet Street to the rear available to purchase on separate negotiation.







## PLANNING

Planning permission and listed building consent were granted in 2020 (ref 20/00777) for change of use and conversion of the ground floor to Mixed Use office and 3no. self-contained flats. The application was resubmitted and approved in May 2024 (ref 23/01320).

Further details can be obtained from the agents or via Dover District Council's planning website.

## ACCOMODATION

The proposed development consists of 2no. two bed flats and 1no. one bed flat which will have the following Gross Internal Areas (GIA):

Description	Area m <sup>2</sup>	Area sq ft
Flat 1 – one bed	54.7	589
Flat 2 – two bed	77.6	835
Flat 3 – two bed	137.2	1,477
<b>Total</b>	<b>269.5</b>	<b>2,901</b>
Commercial unit	38.8	418
<b>Combined Area</b>	<b>308.3</b>	<b>3,319</b>

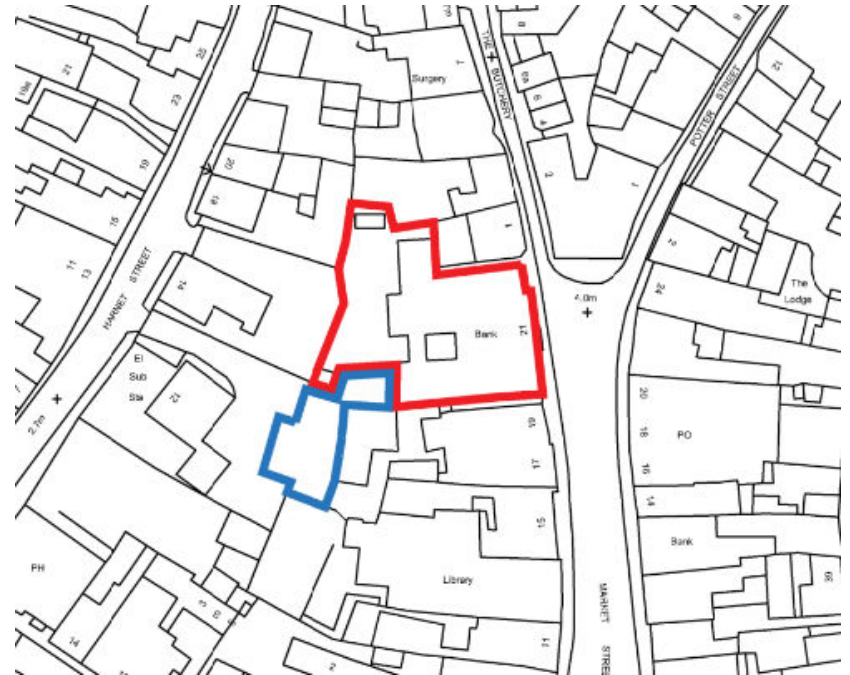
## TENANCY

The commercial unit is let for use as a tattoo studio on a lease for 6 years from 27 November 2020 at a rent of £7,800 per annum payable monthly in advance. Further information is available via the agents.

## PLANS & BOUNDARIES

Any plans provided are for identification purposes only and are not to scale. Interested parties should satisfy themselves in relation to the location of external or internal boundaries prior to making any offer.

Any measurements and floor areas are for marketing purposes only. Interested parties should carry out their own measurements.



## PROPOSITION & TERMS

A Long leasehold interest of the ground floor and basement including the tattoo studio and rear garden is offered for sale on an unconditional basis.

Our client is seeking offers in excess of £280,000

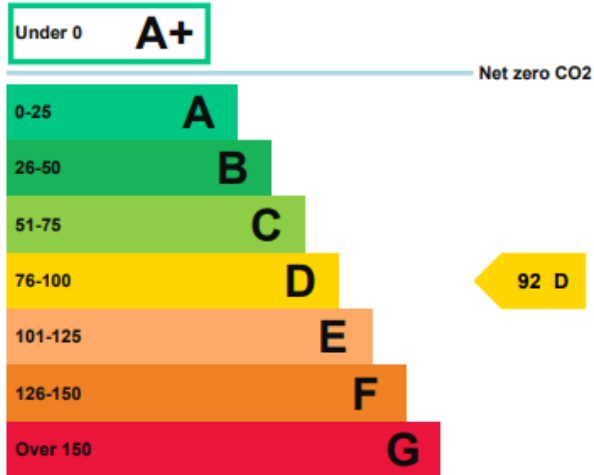
## CAR PARKING

There is a car parking area accessible from the rear of the property (outlined in blue) with space for around 6 vehicles which is available by separate negotiation.



## EPC

There is currently an EPC in place for the ground floor commercial unit which is assessed to have a rating of Band D (92).



## LEGAL COSTS

Each party will bear their own legal costs.

## VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are required to obtain proof of identity for all purchasers.

## FURTHER INFORMATION

Interested parties will be provided with a link to a data room giving access to copies of any further information in respect of the property.

## VIEWINGS

Strictly by appointment through the Sole Agents:

William Hinckley  
Will Giles

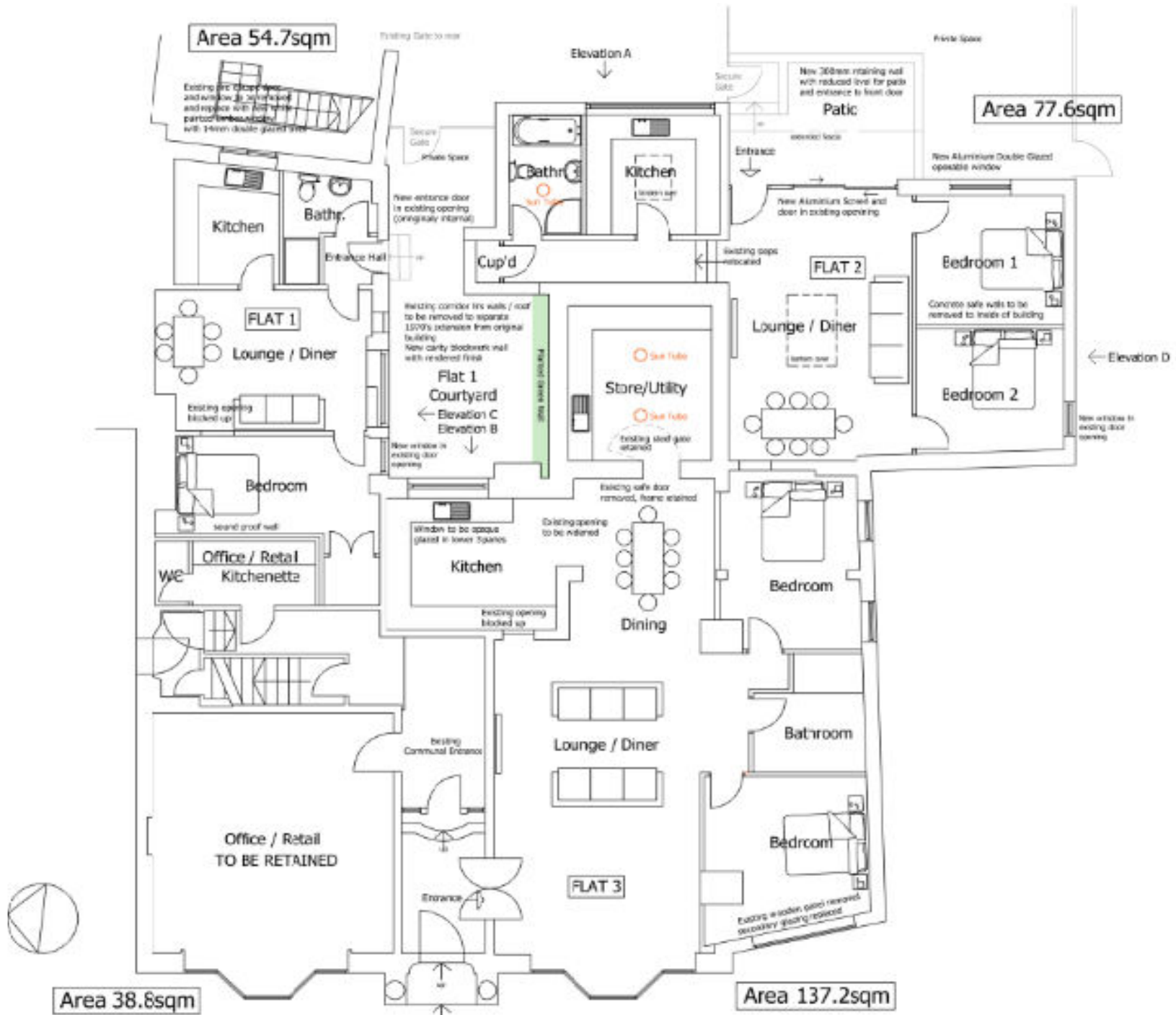
**01227 763663**

Details amended February 2025





## PROPOSED GROUND FLOOR PLAN



**\* Not to scale**





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.