



37 & 39 King Street
Sandwich, CT13 9BL
OIEO £400,000

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37 & 39 King Street, Sandwich

A rare and exciting opportunity to acquire a popular, successful and established bar with a self-contained two bedroom apartment.

Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

Situated in the heart of Sandwich, Kent, the building commands a prominent position, making it a key feature of the town's vibrant centre. The blend of old and new, coupled with its central location, makes this property a unique and attractive destination for both residents and visitors.

Outside

A private, decked, and partially covered courtyard garden provides an ideal spot for alfresco socialising.

Services

We understand that all mains services are connected to this property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

EPC Rating: B

Current Council Tax Band for the Apartment is B

Business Rates For the Bar:-

£Nil payable (as is covered by Small Business Rate Relief)

The property has got an alcohol license 7 days a week and has full A3 & A4 classification for use as an eating and drinking establishment

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

The Property

This mixed-use building, once a historic pharmacy, has been thoughtfully transformed into a stylish Bar & Lounge while preserving its original character. The exterior still retains the classic charm of its past, with large display windows offering the perfect seating spot.

The ground floor Bar & Lounge is a seamless blend of the building's history and contemporary design, featuring exposed brick walls and industrial-style metal fixtures and incorporates a main bar area and two separate lounges, ideal for private hire and larger parties. The business offers huge scope to develop by opening longer hours and also offering food service.

Upstairs, the first-floor apartment has been modernized with clean lines and high-quality finishes. The apartment features two cozy bedrooms, a spacious open-plan kitchen and living area with large windows that allow natural light to flood the space, and a contemporary bathroom. The design of the apartment complements the historic nature of the building while offering all the comforts of modern living.

The bar benefits from a pavement license granted from the local authority for 2 tables and 4 seats at the front of the property.



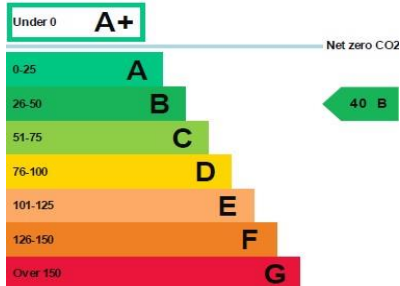
To view this property call Colebrook Sturrock on **01304 612197**



Cellar



Basement
305 sq.ft. (28.4 sq.m.) approx.



Ground floor
722 sq.ft. (67.1 sq.m.) approx.

TOTAL FLOOR AREA : 1700 sq.ft. (158.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Accommodation
On First Floor



1st floor
673 sq.ft. (62.5 sq.m.) approx.

Main Bar

22' 2" x 13' 11" (6.75m x 4.24m)

Lounge Bar 1

11' 6" x 11' 0" (3.50m x 3.35m)

Lounge Bar 2

11' 6" x 10' 10" (3.50m x 3.30m)

Covered Courtyard

11' 6" x 7' 0" (3.50m x 2.13m)

Cellar Prep Area

21' 6" x 13' 9" (6.55m x 4.19m)

First Floor Flat

Kitchen/Living Room

22' 4" x 14' 0" (6.80m x 4.26m)

Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

Bedroom One

11' 8" x 11' 0" (3.55m x 3.35m)

Bedroom Two

11' 8" x 10' 11" (3.55m x 3.32m)

Landing Study Area

15' 8" x 5' 10" (4.77m x 1.78m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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