

35 St Margaret's Street

Canterbury, Kent CT1 2TG



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Rare City Centre Freehold Opportunity in Popular Trading Position
- Seating for approx. 75 Covers plus Outdoor Seating (via Pavement Licence)
- Attractive Rear Courtyard with Additional Seating
- Air Conditioned Specification
- Fitted Commercial Kitchen with Integrated Extract and Flue Systems
- Potential for Conversion of the Upper Parts (Subject to the Necessary Consents)

City Centre Restaurant For Sale

169.6 m² (1,826 sq ft) approx.

LOCATION

Canterbury is located around 60 miles south east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

SITUATION

The property occupies a prominent position on St Margaret's Street, in the heart of Canterbury city centre. The property is ideally situated within the city's historic core, surrounded by a strong mix of independent restaurants, cafés, bars and established retailers, with Canterbury's key attractions and amenities all within easy walking distance.

DESCRIPTION

The property comprises an attractive Grade II Listed building of brick and rendered elevations beneath a pitched tiled roof, arranged as a restaurant over basement, ground and two upper floors.

Ground Floor: An open-plan customer seating area and service counter occupy the front of the property. The accommodation extends to the rear, providing an additional counter/bar and further seating beneath a stunning lantern roof extension, seating approximately 50 covers in total. The accommodation is completed by a customer WC, picturesque courtyard garden and external store room.

First Floor: Accessed either from the ground floor or via a separate entrance from St Margaret's Street, the first floor comprises a function room to the front, providing seating for approximately 15–20 covers, together with a large preparation/storage room to the rear.

Second Floor: A spacious manager's office with a fully fitted kitchen, featuring modern wall and base units, an electric cooker, integrated fridge/freezer, and washer/dryer. The second floor also benefits from an additional staff room and a bathroom with an integrated shower.

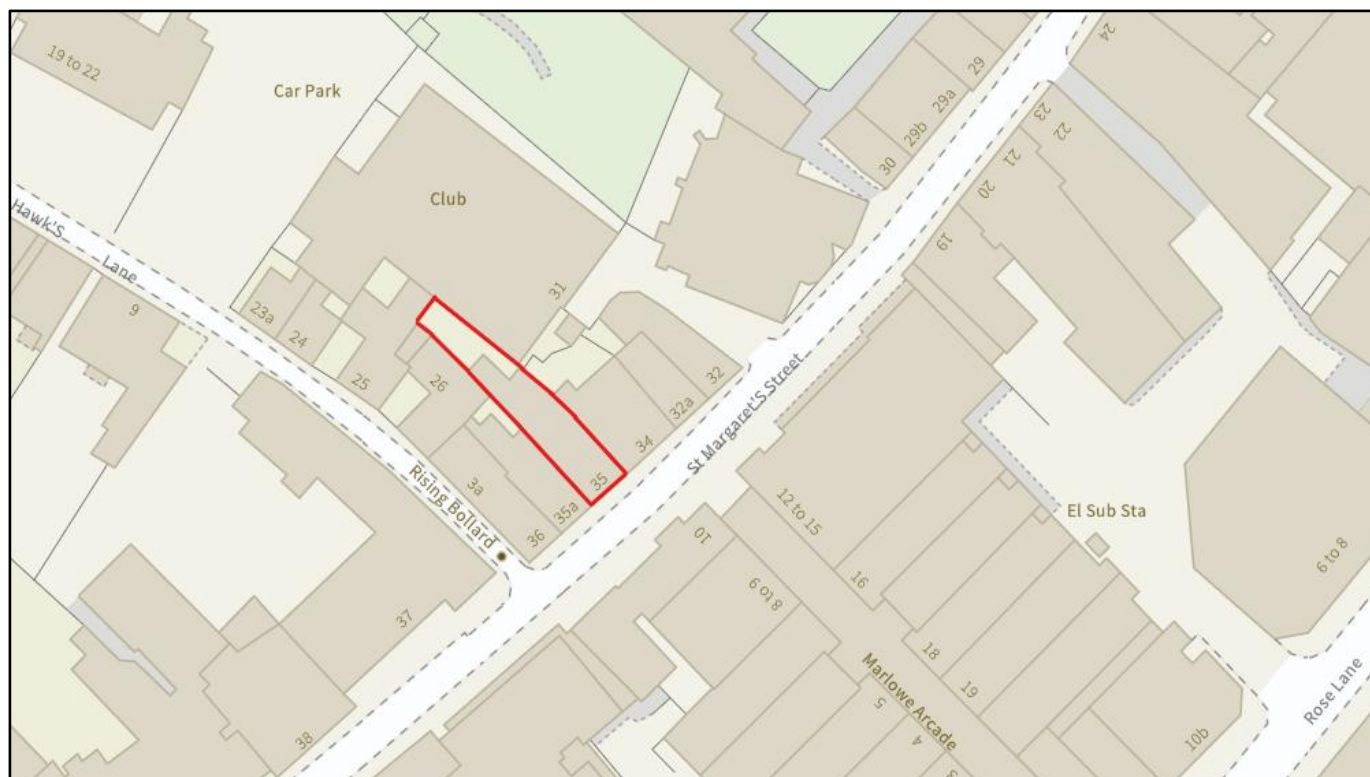
Basement: A modern, fully fitted commercial kitchen equipped with integrated extraction and flue systems.

The property is finished to a good modern specification, benefiting from gas-fired central heating via panel radiators, supplemented by air conditioning, modern lighting and commercial-grade flooring throughout.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Seating & Counter	44.8	482
First	Function Room	27.7	298
	Store/ Prep Room	20.5	221
Second	Office	28.0	301
	Staff Room	15.6	168
	Shower Room	5.3	57
Basement	Kitchen	27.7	298
Total		169.6	1,826



TITLE

The property is owned freehold on Title K340644.

TERMS

The freehold interest is offered for sale on an unconditional basis with vacant possession.

PRICE

Our client is seeking offers in the region of £425,000.

FINANCE ACT 1989

We are informed that the property is elected for VAT and, accordingly, VAT will be payable in addition to the purchase price at the prevailing rate.

BUSINESS RATES

The rateable value (RV) of the property is shown on the Valuation Office Website as follows:

Restaurant & Premises:	£31,000
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Using the 2026/27 Multiplier of £0.432p, the rates payable would be £13,392 before any relief schemes.

Further information is available via the rates paying authority:

Canterbury City Council
14 Rose Lane, Canterbury, Kent CT1 2UR
01227 862000

LISTED BUILDING

The property is Grade II Listed (List Entry Number 1260175).

EPC

A copy of the Energy Performance Certificate can be provided upon request.

PLANNING HISTORY

From online investigations, we have been able to establish the following pertinent planning information:

Ref: CA//17/0198 – Permission was granted for the erection of a hanging sign with lighting and a new awning to the front elevation.

Ref: CA//16/00740 – Permission was granted for the installation of an extract and flue system, and air conditioning units.

Ref: CA//13/00582 – Permission was granted for the removal of the existing single-storey extension and for the erection of a new single-storey extension with a lantern roof over.

Ref: CAL/07/00139 – Permission was granted in connection with single-storey extension to rear and change of use of the second floor to a manager's flat.

Ref: CA//06/001170 – Permission was granted for a change of use from a Restaurant (Class A3) to a Public House (Class A4).

The property is situated within Canterbury's Conservation Area and an Area of Archaeological Importance, and lies within the historic setting of the Canterbury Cathedral, St Augustine's Abbey and St Martin's World Heritage Sites.

DEVELOPMENT POTENTIAL

Whilst the potential has not been formally explored, given the existing configuration of the property, it is considered that the upper parts may offer potential for subdivision to create separate accommodation, subject to obtaining the necessary planning and other consents.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

PHOTOGRAPHS

The photos were taken in October 2026.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers. Therefore, all offers will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Jack Dudley AssocRICS
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