



SUBJECT TO CONTRACT

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Dear Applicant,

CANTERBURY CHRIST CHURCH UNIVERSITY – BROADSTAIRS CAMPUS

Please find enclosed details of the above Property, which we are marketing for sale as sole agents.

The Property is available as a whole or in two lots, Lot 1: Allen and Carey Buildings and Lot 2: Northwood Court with price on application. All offers should be made to Savills and must provide the following information:

- Details of parties involved including contact information
- Offer price
- Sale timings
- Due diligence undertaken and details of pre-exchange due diligence
- Full solicitor's details
- Confirmation of financial backing/ability to complete the purchase. If Bank, or similar funding is required, then confirmation from them concerning the loan facility for the intended purchase should be included
- Track record of similar purchases
- The status of Board, or similar, approval

Viewings strictly by appointment only.

Should you have any queries in relation to the above please contact Matthew Rothery or Chris Bell in our Sevenoaks office on 01732 789750.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Rothery", with a long horizontal flourish extending to the right.

Matthew Rothery MRICS
Associate

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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CANTERBURY CHRIST CHURCH UNIVERSITY, BROADSTAIRS CAMPUS, NORTHWOOD ROAD, BROADSTAIRS, CT10 2WA



Key Highlights

- Adjacent to Thanet's largest retail and commercial area
- Prominent corner site on the main access road into Broadstairs (A256)
- Available in two lots
- Readily adaptable accommodation
- Ample onsite parking provision
- Potential for a range of uses subject to the necessary planning consents

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AERIAL VIEW OF EAST KENT RETAIL PARK LOOKING TOWARDS RAMSGATE, KENT



RAMSGATE HARBOUR



VIKING BAY, BROADSTAIRS

Location

The property is located on the western fringes of Broadstairs centrally between Ramsgate, about 2.1 miles to the south and Margate, about 2.9 miles to the north. Broadstairs town centre is only about 1.4 miles east of the property.

Situation

The property is situated on the main access road into Broadstairs and provides a prominent corner site on the western side of Northwood Road and south of Westwood Road (A256). The surrounding area comprises a mix of residential and commercial uses with the largest retail and commercial park in East Kent adjacent to the property which comprises of East Kent Retail Park, Westwood Gateway Retail Park, Broadstairs Retail Park and Westwood Cross Shopping Centre.

Major operators in the vicinity include Marks & Spencer, Debenhams, Travelodge, Grosvenor Casino, TK Maxx, Bannatyne Health Club & Spa, Currys PC World and Wickes.

The area is considered to be the main retail and commercial hub in East Kent and provides out-of-town facilities for towns across Thanet due to its accessible central location.

To the east of Northwood Road and the north of the A256, existing residential housing is the predominant use. To the west there is a large area of undeveloped greenfield land before a large Tesco Supermarket. To the north of the property is St George's Church of England School which was rated as "Good" by Ofsted in 2018.

The Thanet peninsula is well known for its tourism trade and offers seven sandy beaches and bays which are visited by thousands of visitors each year. Viking Bay is considered to be the most popular and it gives access to the Viking Coastal Trail, a cycling and hiking route along the Thanet shoreline. The majority of tourist traffic is directed past the property on the way in and out of Broadstairs on the A256 and the property could be considered as being an ideal location for a gateway site into Broadstairs and the wider Thanet area.



LOT 1



LOT 1



LOT 1

Transport Links

Towns in Thanet including Margate, Ramsgate and Broadstairs are predominantly served by the 140mph High speed Javelin Train which utilises the fast service provided by HS1 to London via Ashford International, Ebbsfleet, Stratford International and London St Pancras. Broadstairs station is situated about 1.5 miles to the east of the property and offers fast services to London St Pancras in 1hr 22mins. Ramsgate station is situated about 1.5 miles to the south of the property and also offers fast services to London St Pancras in 1hr 16mins.

Description

The property comprises three buildings available in two lots.

Lot 1

This comprises of 2 high-quality modern buildings known as Allen and Carey which are

currently arranged as a mix of office / education accommodation with catering facilities in the form of a food hall and commercial kitchen. Carey is a grand building situated in a prominent position on the busy access road into Broadstairs and utilises the corner site in a fanned formation. Allen is situated to the rear with direct access to the ample car parking.

Both Allen and Carey present in excellent condition having been well-maintained by the University and benefit from a high level specification throughout. They would suit continued use as an educational facility or would be readily adaptable to office accommodation or possible medical facilities. The specification includes LED lighting, Air conditioning, suspended ceilings, perimeter trunking and radiator central heating.



LOT 2



LOT 2



LOT 2

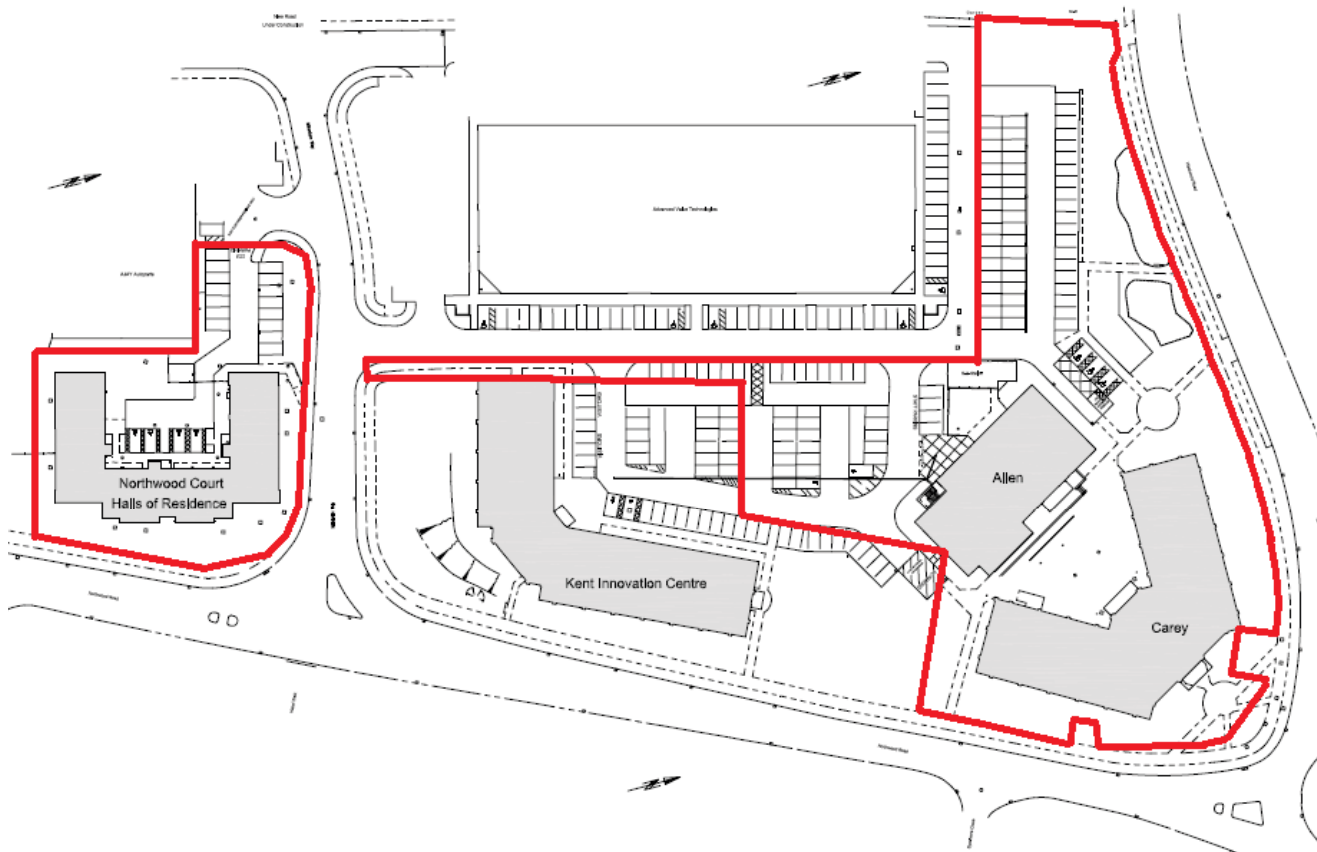
Lot 2

Comprises a modern three storey U-shaped building known as Northwood Court which is arranged to provide spacious, versatile student accommodation with 86 rooms in total. Built within the last 10 years, Northwood Court has also been well maintained and offers a range of opportunities for an incoming purchaser. These include utilisation of the existing building to provide accommodation for employees, patients, students or accommodation for the private rented sector.

Other opportunities for the site include residential / commercial re-development subject to the necessary consents.

Externally, the property benefits from ample parking and some gated communal courtyard and garden areas.

The property is situated on a corner site of Northwood Road and Millenium Way which gives access to greenfield land to the rear of the adjacent Tesco 24 hour Superstore, which we consider may be suitable for future residential / commercial development thus offering potential future commercial opportunities to Northwood Court.



Existing Floorplans

Detailed floorplans for all three of the buildings are available on request.

Accommodation

BUILDING	FLOOR	GROSS INTERNAL AREA (SQ M)	GROSS INTERNAL AREA (SQ FT)
Allen	Ground	657.05	7,072
	First	595.85	6,414
SUB-TOTAL		1,252.90	13,486
Carey	Ground	1,199.98	12,916
	First	1,176.10	12,659
	Second	1,175.94	12,658
	Third	149.55	1,610
SUB-TOTAL		3,701.57	39,843
Northwood Court	Ground	741.73	7,984
	First	717.83	7,727
	Second	717.83	7,727
SUB-TOTAL		2,177.39	23,438
GRAND-TOTAL		7,131.86	76,767

The Property is available for sale as a whole or in two lots with all enquiries welcome.

Local Authority

Thanet District Council

Head Office
Cecil Street
Margate
Kent CT9 1XZ

Tenure

The entire Property freehold is available by way of agreement to purchase as a whole or in two lots.

The freehold is registered at the land registry under Title numbers K814739 (Lot 1) and K848608 (Lot 2).



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Method of Sale

All enquiries are invited for the freehold interest in the property. It is to be sold by private treaty with a guide price on application.

Services

We understand that mains water, electricity, gas and drainage are available at the property. These have not been verified by the agent. It is recommended that prospective purchasers and their advisors make the necessary enquiries.

Taxation

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

From informal enquiries of the Valuation office Agency, we have found the following entries on the 2017 Valuation List in respect of Business Rates:

PROPERTY ADDRESS	DESCRIPTION	RATEABLE VALUE	RATES PAYABLE (2018/2019)
Canterbury Christ Church University Broadstairs Campus, Northwood Road, Broadstairs, Kent, CT10 2WA	University & Premises	£342,500	£168,852.50

Energy Performance Certificate

We have obtained a number of EPC certificates relating to the property which we summarise below.

PROPERTY ADDRESS	EPC RATING	ISSUE DATE
Allen Building, CCCU Broadstairs Campus, Northwood Road, Broadstairs, CT10 2WA	E(121)	29.08.17
Carey Building, CCCU Broadstairs Campus, Northwood Road, Broadstairs, CT10 2WA	E(112)	29.08.17
Northwood Court, CCCU Broadstairs Campus, Northwood Road, Broadstairs, CT10 2WA	B(42)	01.12.17
Canterbury Christ Church University, CCCU Broadstairs Campus, Northwood Road, Broadstairs, CT10 2WA	B(45)	21.02.11



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Other Information

We have been made aware of an overage provision currently in place which expires on 6th September 2020 (for 50% of the “enhanced value”); if:

1. The Broadstairs Campus is disposed of with the benefit of planning permission.
2. The owners of the Broadstairs Campus carry out any development of the property pursuant to planning permission.
3. At 6th September 2020 there is a planning permission or development had commenced without such express planning permission.

We note that both B1 & B8 Uses are exempt from the overage liability.

Viewings

The Property may be viewed by prior appointment through the Vendor’s sole agents Savills.



Contact

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