



since 1865

3 and 5 Cattle Market, Sandwich CT13 9AE

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# Mixed Use Premises

3 and 5 Cattle Market, Sandwich CT13 9AE

**Guide Price: £525,000**

## Freehold

Two of the most prominent buildings located centrally within the historic town of Sandwich, opposite the newly refurbished cattle market and with scope for redevelopment.

## Situation

Situated in the heart of Sandwich, these properties enjoy immediate access to the town's excellent amenities, including independent shops, cafés, restaurants, and traditional pubs. The area is well connected, with a mainline railway station offering direct links to London, Canterbury, and the Kent coast. The scenic River Stour, historic sites, and renowned golf courses- including Royal St George's- are all within easy reach, making this an exceptional location for both convenience and lifestyle.

## Description:

The properties are currently laid out as two adjoining retail premises, which command a prominent position facing the newly refurbished market square.

The properties are constructed of solid brick, beneath a pitched and hipped roof clad with Kent peg tiles. Both shops have large, glazed frontages facing onto the Cattle Market. Both properties are currently spread over three floors, albeit the first and second floor to No.3 are accessed solely from No. 5.

Overall, the properties offer a combined floor space of approximately 4473 sqft.

The properties do not benefit from any exterior space or parking, however the public car park is only a short walk as is 'The Butts' and the recreation ground.

## Services

Mains water, electric, drainage and gas are connected.

## Rights of Way and Easements

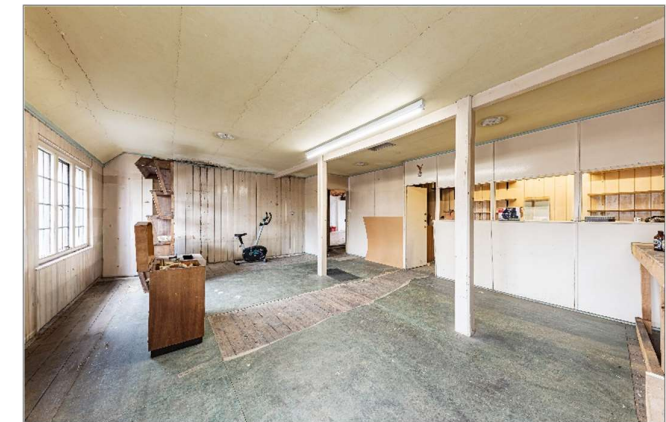
The properties are sold subject to all existing covenants, wayleaves, easements, and rights of way whether public or private, specifically mentioned or not.

## Planning

The properties offer scope for redevelopment and could be used for a range of alternate uses subject to the necessary consents being obtained. Interested parties are advised to seek further advice from the local authority regarding any planning queries.

A planning application is currently lodged with Dover District Council (26/00048) for the conversion of the upper parts into two keyworker bedsits (over number 5) and a large four bed flat, designed for visiting golfers (over number 3).

A planning pack is available on request.



### **Plan**

A plan of the boundaries can be provided on request. The boundaries on this plan are indicative only and the land will be sold in accordance with the Registered Title. Plans are reproduced from the Ordnance Survey under Licence Number ES025698. The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon the statements or representations as fact and must satisfy themselves by inspection or otherwise as to the area being sold.

### **Tenure & Possession**

The retail areas are let to separate tenants, with 3 Cattle Market being occupied as a book shop and number 5 being occupied by Carpenters, a long-standing hardware store. Details of these tenancies are available on request. The upper floors are largely vacant.

### **Local Authority**

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

### **Method of Sale**

The property is to be offered by private treaty as a whole. The seller reserves the right to take the property to informal tender, formal tender or auction should they so desire.

### **VAT**

Commercial sales and letting, release of tenancies and some other property transactions are subject to VAT and where relevant, VAT is charged in addition to any consideration quoted. VAT is not chargeable in this instance although the seller reserves the right to elect to tax without notice.

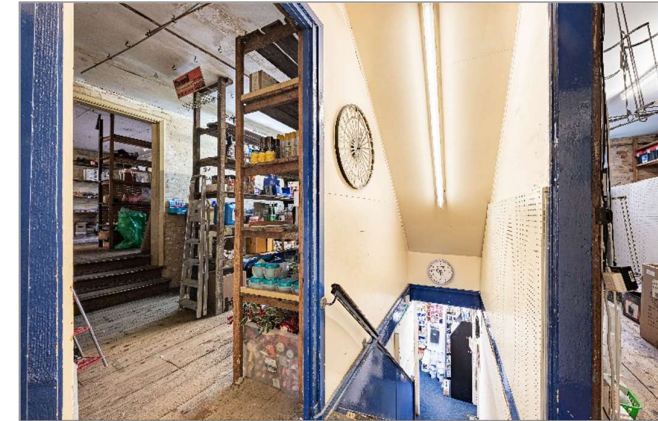
### **Purchaser Identification**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification and funds for any interested parties.

### **Viewing**

Strictly by appointment with Finn's, Sandwich tel: 01304 612147 option 3 email: [m.chandler@finns.co.uk](mailto:m.chandler@finns.co.uk)

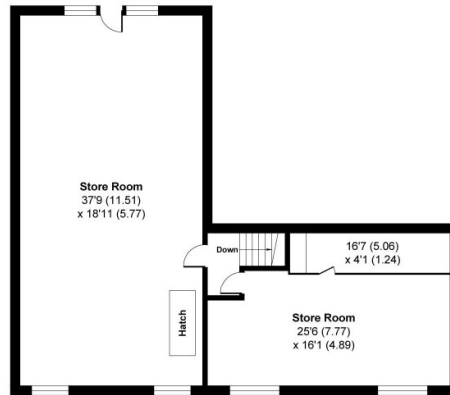
These details were produced, and photographs taken in May 2026.



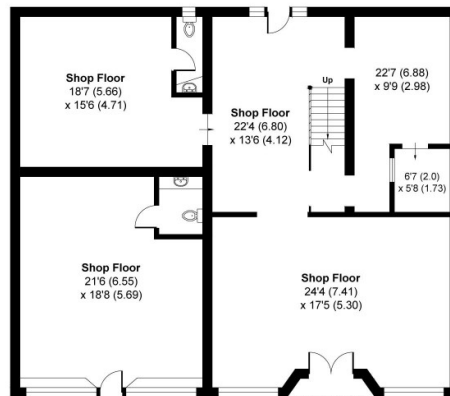
# Cattle Market, Sandwich

Approximate Gross Internal Area = 415.59 sq m / 4473.37 sq ft

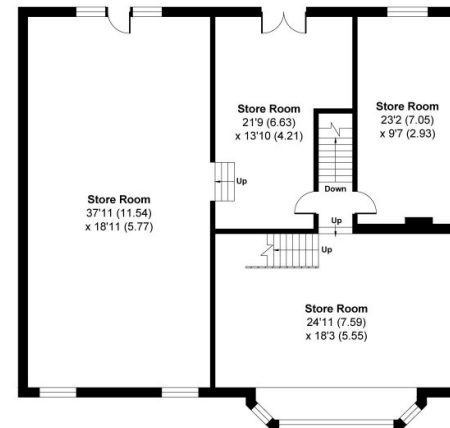
For identification only - Not to scale



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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