

Lot 17

65 High Street,
Sittingbourne, ME10 4AW

GUIDE PRICE: £210,000



PROMINENT CORNER-SITED COMMERCIAL PREMISES

This corner-sited commercial premises that forms part of a busy High Street location, consists of a vacant shop unit offering approx 562 sq ft of space with a separate side access to two upper floors that are currently let on a new lease at £7,000 pa exclusive, to the Foreign Property Shop Estate Agents. This lease is on a 5 year terms and includes a break clause after 3 years. The premises offers an excellent trading position being located opposite Woolworths, Halifax, Clinton Cards and Woolwich. There is also a Sainsbury's Superstore to the rear of the building. The unit offers window space to the front and side on the ground floor and the premises will be of interest to owner/occupier and/or investment purchasers. We understand that there is no VAT applicable to this lot.



LOCATION

Sittingbourne is situated in county of Kent, 14 miles North East of the city of Maidstone, 9 miles East of Gillingham and 15 miles West of Canterbury. Road communications are good being located on the A2 with both the M2 (Junction 5) being 5 miles distant and the M20 (Junction 10) approx 10 miles to the South West. Both motorways are accessed by the A2 and the A249.

Sittingbourne is also in close proximity to the Channel Tunnel and rail services connect to London Victoria. Major facilities include the Sittingbourne Retail Park and the Forum Centre. Sittingbourne Station is located just to the North of the High Street.

ACCOMMODATION

Shop and premise: approx 493 sq ft.
Storage area: approx 69 sq ft.
Upper two floors not inspected by Auctioneers.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Swale Council: 01795 424341

ADOPTED RATEABLE VALUE

£11,250

POPULATION & EMPLOYMENT

Last recorded figures show an district population of approx 123,000 with a 73% employment rate.

VENDORS SOLICITORS

S Alter Esq
Rochman Landau Solicitors
Accurist House, 49 Baker Street,
London W1U 7AL

020 7544 2424

VIEWING TIMES

By appointment through the Auctioneers.

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■