

Lot 23 In the Same Family ownership for about 10 Years

53–57 High Street, Newington,
Sittingbourne, Kent ME9 7JJ

* **GUIDE PRICE: £800,000**



**PERIOD RESTAURANT WITH TWO FLATS AND
COACH HOUSE**

STARTING BID

FINAL BID

NOTES

SOLD **UNSOLD** **SOLD PRIOR** **WITHDRAWN**

This Grade II Listed period building is arranged as a fully fitted and functioning restaurant providing for about 80–100 covers with office, managers flat, staff flat, two storey self-contained building with separate access, detached double garage block and customer car park all situated on a corner site at the junction of High Street and Church Lane within in the heart of Newington Village on the A2 between Rainham and Sittingbourne. Good road and rail access is provided by Newington main line station about 200m distant with a direct link to Victoria Station (about 1 hour) and access to the M2 and M20 motorways via the A249. The property can be continued in its existing format with a total ERV of £80,000 per annum or utilise the potential for alternative uses subject to receiving all necessary consents. The property is being offered with full vacant possession and will be of interest to investors, developers and business entrepreneurs.

ACCOMMODATION

Restaurant and Bar Area, Additional seating area, Mezzanine Office, Kitchen, Customer WCs, Ancillary storage, cellar.

MANAGER'S FLAT Three bedrooms, reception room, kitchen, shower room/WC.

STAFF FLAT Three rooms, kitchen/diner, bathroom/WC.

TWO STOREY BUILDING (WITH SEPARATE ENTRANCE)

First Floor: Two bedrooms, shower room/WC.

Ground Floor: Open plan room

OUTSIDE Car park accessed from Church Lane. Detached double garage/coach house.

LOCAL AUTHORITY & TAX RATING

Swale Borough Council. Tel: 01795 417850

Rateable value: £15,000

VIEWING Strictly by arrangement with the Auctioneers