

# Sittingbourne

22A High Street,  
Kent  
ME10 4PD

- A Freehold Mid Terrace Building
- Arranged to provide a Ground Floor Commercial Premises together with First and Second Floor Office Accommodation above
- Possible potential for Conversion of the Upper Floors to provide Self-Contained Flats, subject to all consents

## Vacant Possession

IN SAME FAMILY OWNERSHIP  
FOR APPROXIMATELY 40 YEARS



### To View

The property will be open for viewing every Wednesday before the Auction between 1.15 – 1.45 p.m. and Saturday before the Auction between 12.00 – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

### Joint Auctioneer

B Bailey & Co (Ref: Peter Gunby).  
Tel: 0208 532 4150.  
Email: petergunby@bbailey.co.uk

### Seller's Solicitor

Messrs Foskett and Marr  
(Ref: Robin Cearn Esq).  
Tel: 0208 418 1309.  
Email: robincearns@foskettmarr.co.uk

### VACANT – Freehold Building



### Tenure

Freehold.

### Location

The property is situated on the north side of Sittingbourne High Street, close to its junctions with Crown Quay Lane and Bell Road. Local shops and amenities are located on High Street. Sittingbourne Rail Station is 0.5 miles away, providing regular and direct services to London Victoria and St Pancras International Stations. These services take approximately 60 minutes. The M2 lies to the south providing motorway links to the rest of the country.

### Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a partly pitched roof. The building is internally arranged to provide a ground floor commercial unit together with first and second floor office accommodation above. The upper floors extend over the commercial premises at No 22 High Street.

### Accommodation

**Ground Floor** – Commercial Unit of One Room with Two Storage Cupboards of 38.53 sq m (415 sq ft) (A1 use)

**First Floor** – Seven Rooms including Two WCs and Kitchen

**Second Floor** – Four Rooms with restricted ceiling heights and one with no natural light

### Planning

Local Planning Authority: Swale Borough Council.  
Tel: 01795 417850.

The upper floors may afford potential for conversion to provide self-contained flats, subject to all the necessary consents being obtained.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.