

Chatham

6 Military Road Kent ME4 4JA

- **Freehold Vacant Former Building Society**
- Pedestrianised town centre location
- Nearby occupiers include Post Office, H Samuel, Halifax Bank and Lloyds Bank
- Within close proximity to the Pentagon Shopping Centre
- No VAT applicable

Vacant possession upon completion

On the Instructions of



16TH SEPTEMBER COMPLETION



Tenure

Freehold.

Location

Chatham, one of the Medway towns, with a population of some 104,000, is located adjacent to the city of Rochester and some 30 miles south-east of Central London, between Junctions 2 and 3 of the M2 Motorway.

The property is well located on the south side of the pedestrianised Military Road in the heart of Chatham town centre, close to its junction with High Street and Railway Street. Military Road acts as the main thoroughfare between the Pentagon Shopping Centre and the High Street.

Occupiers close by include H Samuel and Your Move (both adjacent), Lloyds Bank, Halifax, Chelsea Building Society, NatWest, Co-op Bank, TK Maxx and the Post Office amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide a former ground floor banking hall with basement storage (hatch access) and office/staff accommodation arranged over the first floor.

NB. The owner is scheduled to vacate the property on 2nd September.

The property provides the following accommodation and dimensions:

Gross Frontage	7.45 m	(24' 5")
Net Frontage	6.25 m	(20' 6")
Shop & Built Depth	13.15 m	(43' 2")
Basement	20.20 sq m	(217 sq ft)
Ground Floor	104.25 sq m	(1,122 sq ft)
First Floor	32.80 sq m	(353 sq ft)
Total	157.25 sq m	(1,692 sq ft)

Tenancy

The entire property is to be offered with VACANT POSSESSION UPON COMPLETION.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk.

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction.

If you would like to attend you must register with us in advance.

Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day.

In the subject box of your email please enter **Lot 123 Chatham**.

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

Seller's Solicitor Nick Chamberlain, Gordons LLP. Tel: 01274 202157 e-mail: nick.chamberlain@gordonsllp.com
Joint Auctioneer Tom Cullen, Colliers. Tel: 0113 200 1853 e-mail: tom.cullen@colliers.com

