



**LOCK UP GROUND FLOOR SHOP PREMISES
PREVIOUSLY USED AS A CARPET SHOWROOM, SALES AND STORE
SUITABLE FOR RETAIL USES**

1,658 Sq Ft (154.1 Sq M)

FREEHOLD

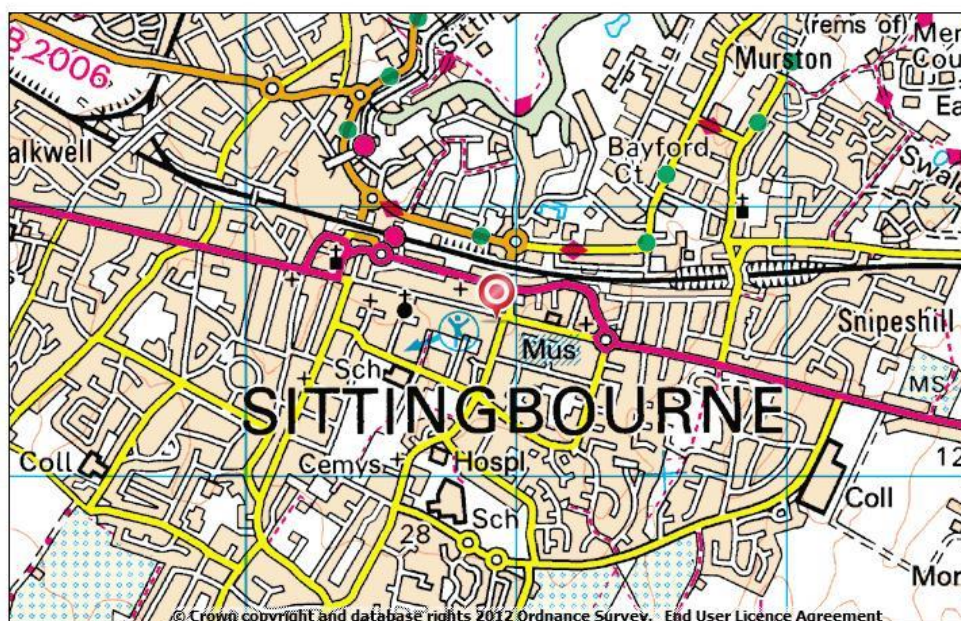
23 HIGH STREET, SITTINGBOURNE, KENT ME10 4AY

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The premises are situated on the southern side of the High Street towards the western end and directly opposite St Michaels Church. This is a prominent location with free on-street parking a short distance away.



DESCRIPTION:

The premises comprise a ground floor predominantly open plan lock-up shop unit with an attractive period glazed double frontage with recessed central door.

The sales area is plastered and painted with suspended fluorescent lighting, painted walls and carpet tiled floor.

To the side is a kitchenette and WC.

The upper floor of the building is let separately on a long lease and is **not available** with the shop.

ACCOMMODATION:

All areas are approximate, net internal areas

Front sales area comprises:	989 sq ft (91.9 sq m)
Rear sales area comprises:	426 sq ft (39.5 sq m)
Rear storage comprises:	223 sq ft (20.8 sq m)
Kitchenette:	<u>20 sq ft (1.9 sq m)</u>
WC	
TOTAL:	1,658 sq ft (154.1 sq m)

2 car parking spaces.

SERVICES:

Mains electricity, water and drainage. No gas supply.

TERMS:

For sale freehold, subject to the long lease of the upper parts.

PRICE:

£245,000 freehold.

VAT:

VAT is not payable in addition to the sale price.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

PLANNING & BUILDING REGULATIONS:

The current permitted use is believed to fall within Class A1 Retail use, the current use being primarily a carpet showroom. Other uses may require planning consent.

It is the responsibility of the purchaser to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase.

We are advised that the property is listed.

BUSINESS RATES:

Description:	Shop and Premises
Rateable Value (2017):	£15,520
UBR in £:	49.3p
Potential Rates Payable:	£7,651.36

Please note that interested parties are advised to check with the Local Rating Authority, Swale Borough Council, 01795 417454, ndr@swale.gov.uk, to confirm the actual business rates payable.

EPC:

The building is listed and does not require an Energy Performance Certificate (EPC).

VIEWING:

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Ref: 09/07/18 / SP / 495

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

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