

# SITTINGBOURNE

101 EAST STREET ME10 4BL



Freehold For Sale

Adjacent to





## LOCATION

Sittingbourne is an expanding town in the borough of Swale in Kent, approximately 17 miles north west of Canterbury and 12 miles north east of Maidstone, with a population of 47,230 (2019 census). The town is served by the A2 which links to the M2, M25 and A282 Dartford Crossing, and benefits from frequent bus and mainline train services to the surrounding areas.

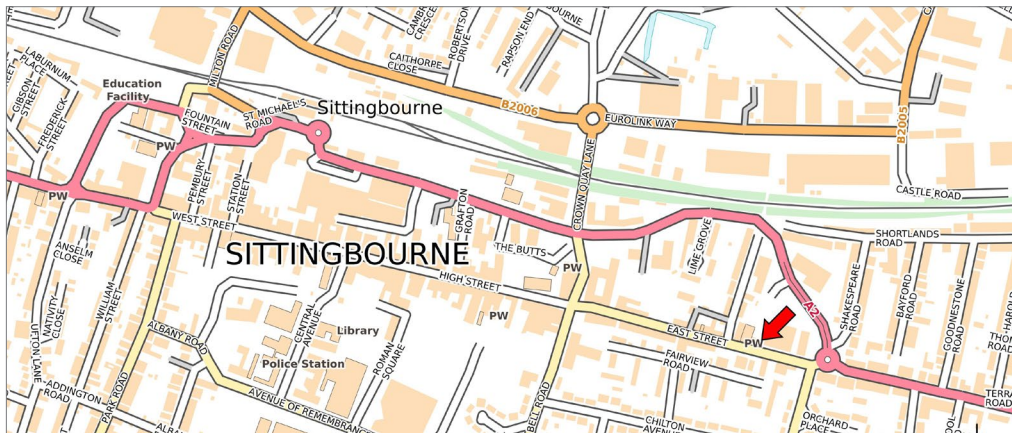
The subject property is situated on East Street and is immediately adjacent to Aldi. It consists of a ground floor lock up shop and garden at the rear with vacant residential accommodation at first floor. The building is in need of refurbishment.

## ACCOMMODATION

The property is arranged as a ground floor lock up shop and first floor flat, with the following approximate dimensions and net internal floor area:-

|                       |           |           |
|-----------------------|-----------|-----------|
| Ground Floor Sales    | 21.2 sq m | 228 sq ft |
| Ground Floor Workshop | 30 sq m   | 323 sq ft |
| Studio Flat           |           |           |

The property benefits from a garden with rear access.



## TERMS

Offers in the region of **£250,000** are sought for the freehold interest. The property is offered with full vacant possession

## ENERGY PERFORMANCE CERTIFICATE

The retail unit is currently rated within band C. The studio flat is currently rated within band E. Copies of the EPCs available on request.

## RATING ASSESSMENT

|                         |        |
|-------------------------|--------|
| Current Rateable Value  | £3,050 |
| Rate in the £ (2023/24) | 49.9p  |

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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50 metres

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