



SITUATION

Located close to the junction with Tufton Street and the pedestrianised part of Bank Street, diagonally opposite Debenhams which anchors the **County Square Shopping Centre** and amongst such multiples as **William Hill, Britannia, Subway, Cheltenham & Gloucester** and **Lloyds Pharmacy**. Ashford lies on the main A20/M20 (Junction 9) some 15 miles west of Folkestone, 14 miles south-west of Canterbury and 20 miles south-east of Maidstone. London is just a 1 hour train journey from Ashford International Rail Terminal and the Euro Tunnel Terminal at Dover is just 15 minutes away.

PROPERTY

A mid terrace building comprising a **Former Ground Floor Bank** with internal and separate front access to **Offices** on the First and Second Floors. In addition, the property benefits from use of a rear service road for unloading.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide that VAT may be payable in certain circumstances.

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

Ground Floor Bank

Gross Frontage	27'9"
Net Frontage	20'8"
widening to	26'0"
Bank Depth	90'0"
Sales Area	Approx 2,280 sq ft

First Floor

Office Area	Approx 690 sq ft
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Second Floor

Office & Canteen Area	Approx 370 sq ft
3 WC's	

Total Area Approx 3,340 sq ft



Vacant Former Bank & Offices

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Lawrence Graham LLP - Tel: 020 7759 6526
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts