



6 WEEK COMPLETION

SITUATION

Occupying a prominent position on the pedestrianised High Street in the heart of the town centre, opposite **Ernest Jones** and surrounded by a number of Banks and Estate Agents together with such multiples as **Boots, WH Smith, Marks & Spencer, Tesco Express, Starbucks** and many others. Ashford is a market town lying approx. 14 miles north-west of Folkestone and approx. 17 miles south-east of Maidstone with excellent communications to central London via the M20 (Junction 9) and Ashford International Railway Station with services to London's Charing Cross (85 minutes) and Paris (114 minutes).

PROPERTY

An attractive **Grade II Listed** period terraced building comprising a **Ground Floor former Banking Hall** with **Basement Storage** plus internal and external side access to **First Floor Offices (see Note 1)** as well as an **Attic**. The front archway is excluded from the title at ground floor only.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Building

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

ACCOMMODATION (Plans available from Auctioneers)

Ground Floor Banking Hall

Gross Frontage	31'4" (at 1st. Floor)
Gross Frontage	22'11" (at Grd. Floor)
Internal Width	20'8"
Bank Depth	35'11"
Built Depth	74'9"
Area	Approx. 1,275 sq ft plus WC

Basement

Area	Approx. 235 sq ft
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First Floor Offices

6 Offices, Kitchen/Staff Room	
Area	Approx. 925 sq ft plus 2 WCs

Attic Floor

4 Rooms Area	Approx. 355 sq ft
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Total Area

Approx. 2,790 sq ft



View along High Street



The Property



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Note 1: The first and attic floors may be suitable for residential conversion, subject to obtaining the necessary consents.

Note 2: The property was previously let for £47,500 p.a.

Note 3: As the property is Grade II Listed empty rates will not be applicable.

George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS

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VENDOR'S SOLICITORS

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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 £750 (including VAT) upon exchange of contracts