



SITUATION

Located close to the junction with High Street in the heart of the town centre close to the clock tower, opposite **Betfred**, amongst other multiples such as **Papa John's**, **British Red Cross**, **Specsavers**, **Shoezone**, **Subway** and a variety of independent retailers. There is also a Large Public Car Park to the rear.

Sheerness is the main commercial centre serving the Isle of Sheppey, located approximately 7 miles north of Sittingbourne with road access via the A249 which links with the M2 (Junction 5) and the M20 (Junction 7).

PROPERTY

A Grade II Listed mid terrace building comprising a **Former Ground Floor Banking Hall** with front access to **Offices**, a **Kitchen** and **3 Ladies and 2 Gents WCs** on the first and second floors. There is an additional rear fire escape and a small **Basement** with metal vaults. In addition, the property benefits from a **Parking Area for up to 3 small cars**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Former Ground Floor Banking Hall

Gross Frontage	48'0"
Internal Width	46'5"
Built Depth	46'0"
Area	Approx. 2,136 sq ft
Rear Store Area	Approx. 240 sq ft

Basement Storage

Area	Approx. 455 sq ft
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First Floor Ancillary

6 Offices	Approx. 1,144 sq ft
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Second Floor Ancillary

5 Offices, Kitchen + 5 WCs	Approx. 1,021 sq ft
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Total Area	Approx. 4,325 sq ft
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FREEHOLD offered with VACANT POSSESSION

Refer to Auctioneers for the video tour of the property.

Note: There is potential for conversion of the upper part into Residential, subject to obtaining the necessary consents.

Vacant Former Bank

The Surveyors dealing with this property are
John Barnett and **Zac Cheek**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

Vendor's Solicitors

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Rear of Property