



SITUATION

Located in the heart of the Town Centre, Bank Street is considered to be the most complete historic street in the town, with most of the buildings having Listed status, and now providing the main location for speciality retailers, Restaurants, Bars & Nightclubs.

It runs parallel with Middle Row and the High Street, which houses the town's prime retailing.

Maidstone is located roughly midway between Sevenoaks and Ashford, enjoying easy access via the A229 and A249 to the M20 (Junctions 6 & 7).

PROPERTY

A most attractive, Period, Grade II* Listed terraced building with a beautifully decorated ornamental façade, comprising a **Ground Floor Shop** with **small Cellar** plus internal access to **Ancillary Office/Storage** at first, second and third floor levels.

There is also a **Large Rectangular piece of Land** at the rear, which has no separate access and was last used by the occupiers of No 76 as an outdoor drinking area/Beer Garden.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

| | |
|------------------------------|-------------------|
| Gross Frontage | 20'5" |
| Internal Width | 18'7" |
| Shop Depth | 20'5" |
| Built Depth | 77'6" |
| Sales Area | Approx. 380 sq ft |
| Rear Office Area | Approx. 475 sq ft |
| Kitchen, 3 WCs | |
| Cellar Area | Approx. 210 sq ft |
| First Floor | |
| 2 Rooms incl. WC | Approx. 820 sq ft |
| Second Floor | |
| 3 Rooms, Kitchen, WC | Approx. 800 sq ft |
| Third Floor | |
| 2 Rooms | Approx. 430 sq ft |
| Attic Room (Unusable) | |

Total Area **Approx. 3,115 sq ft**

Rear Land 94'6" x 51'6" Approx. 4,900 sq ft

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to convert the upper floors into residential, subject to Planning and Listed building consents.

Note 2: The Freehold of the adjoining property (No. 77) is also being offered for sale in this auction – see Lot 9

Vacant Building

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Joint Auctioneers

Williamson Dace Brown
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Vendor's Solicitors

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

