

# Lot 25

## 60 High Street, Sittingbourne, Kent ME10 4PB

**GUIDE PRICE: £330,000**



### ATTRACTIVE FREEHOLD FORMER BANK PREMISES

This attractive freehold premises that offers accommodation over four floors was formally occupied by Barclays Bank and currently holds an A2 consent. We also understand that permission has been granted to use as an adult gaming centre. There may of course be other development opportunities including mixed commercial and residential subject to obtaining any necessary planning consent that may be required. The property is located in a central position on the town's principal retailing thoroughfare and other local occupiers include WH Smith, Superdrug, NatWest Bank and Nationwide amongst others. We understand that VAT is applicable to this Lot.

#### ACCOMMODATION

Ground floor approx 1427sq.ft, basement approx 377sq.ft, first floor approx 556sq.ft, second floor approx 180sq.ft  
Total overall area: 2,540sq.ft

#### TENURE

Freehold

#### LOCAL AUTHORITY

Swale Council Tel: 01795 424341  
Adopted Rateable Value £27,750

#### VENDORS SOLICITORS

Bains & Co, 14 Station Road, Watford, Herts WD17 1EN Tel:  
01923 288488

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN