



### The Old Bathing Station East Cliff Parade, Herne Bay, CT6 5HU



WILBEE & SON ARE PLEASED TO BE THE SELLING AGENTS FOR A PIECE OF LOCAL HISTORY , THE OLD BATHING STATION ON EAST CLIFF PARADE IN HERNE BAY ON THE PROMENADE AT THE WATERS EDGE WITH OUTSTANDING 180 DEGREE SEA AND COASTAL VIEWS WAS BUILT IN 1900 WITH THE UPPER LEVEL APPROX 20 FEET ABOVE SEA LEVEL AND CONSTRUCTED IN 1920 AND SINCE 2005 WHEN THE LOCAL COUNCIL SOLD OFF THE BUILDING IT HAS BEEN PARTLY UTILISED AS A COAST GUARD STATION. NOW A COMPLETELY VACANT REDUNDANT BUILDING WITH DISUSED TOILET AND SHOWER FACILITIES ON THE LOWER LEVEL .THE PROPERTY HAS TREMENDOUS POTENTIAL AND IS OFFERED FOR SALE ON A LEASEHOLD BASIS WITH APPROX 81 YEARS UNEXPIRED ,NO GROUND RENT OR ANY ADDITIONAL SERVICE CHARGES .WATER AND ELECTRICITY ARE CONNECTED .FIBRE OPTIC TELEPHONE LINED ACTIVE. THE PROPERTY IS SOLD AS SEEN AND WILL NOT BE CLEARED OF THE CONTENTS /RUBBISH. .VIEWING IS BY PRIOR APPOINTMENT PLEASE .....ACCESS BY VEHICLE CAN ONLY BE GAINED VIA THE LOCKED BARRIER WHICH WILL ONLY BE OPENED ON THE VIEWINGS. ANY CHANGE OF USE IS SUBJECT TO PLANNING APPROVAL .



**Offers In The Region Of £265,000 Leasehold**



## **GROUND LEVEL**

13'9" x 7'4" deep (4.2m x 2.24m deep )

OPEN AREA WITH ACCESS DOOR TO LADIES TOILETS .GENTS TOILETS . CHANGING CUBICLES .

## **GROUND LEVEL**

STORE ROOM.

## **FIRST FLOOR LEVEL**

ACCESSED FROM THE REAR , POWER AND LIGHTING RECENTLY FITTED ELECTRIC ROLLER SHUTTERS TO SOME WINDOWS AT FRONT AND SIDE OF PROPERTY.

THERE ARE SEPERATE ENTRANCES TO THE SELF CONTAINED LADIES AND GENTS TOILETS WITH CHANGING AREAS AND STORAGE ROOMS ,GENERALLY IN NEED OF IMPROVEMENTS .ELECTRICITY SUPPLY AND WATER SUPPLY MAY BE DISCONNECTED AT PRESENT .



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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