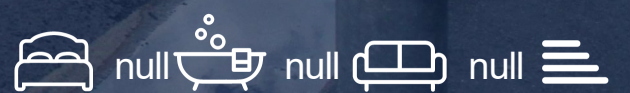
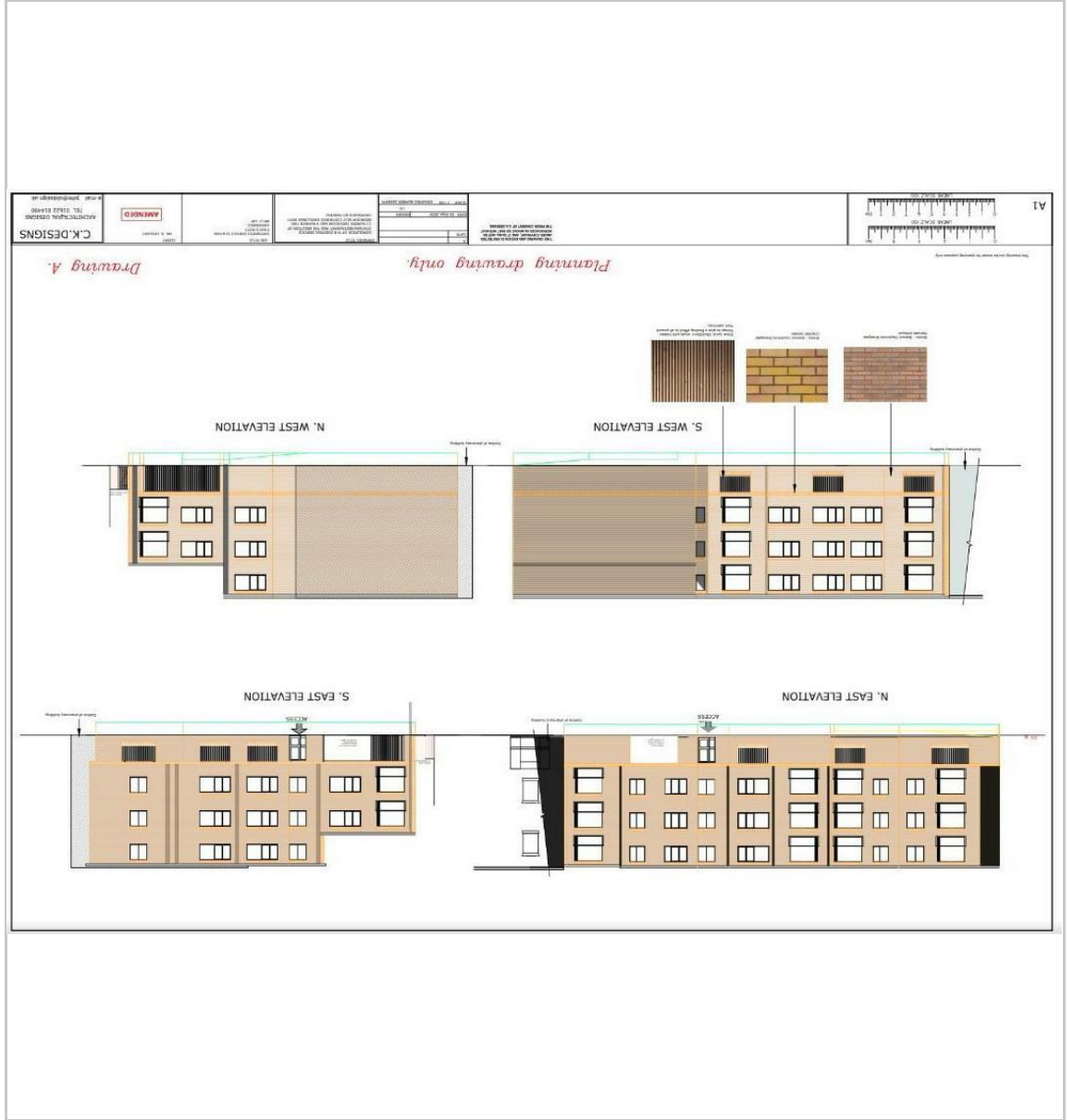


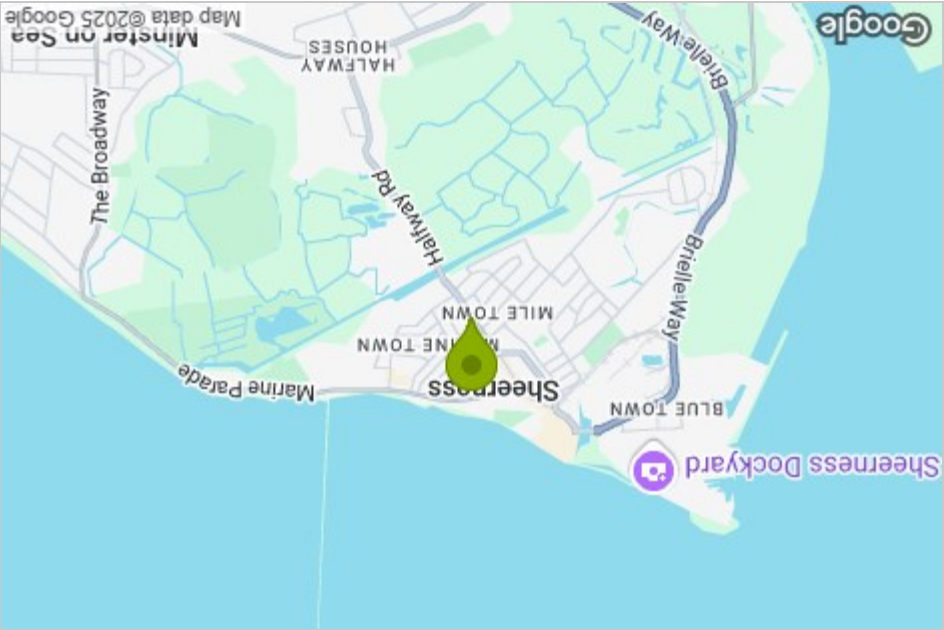
240-248 High Street
 , Sheerness, ME12 1UP
Guide price £850,000



Floor Plan



Area Map



Energy Efficiency Graph

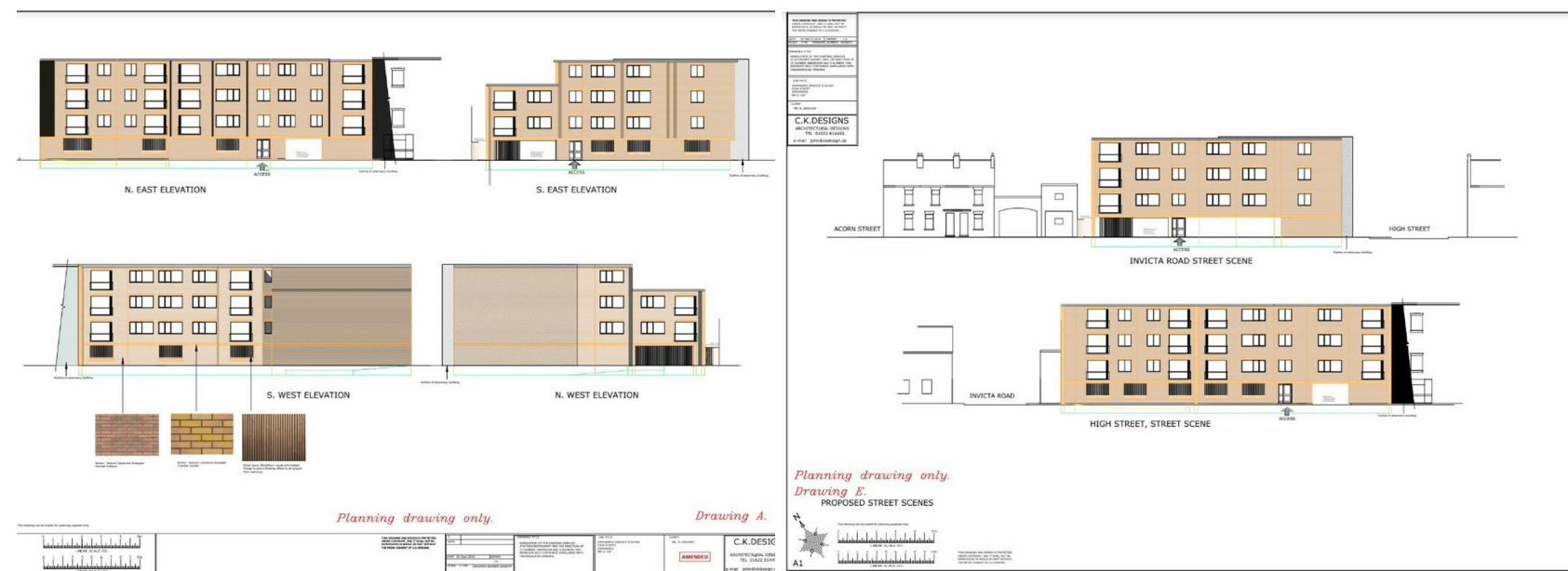
England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (81-91)	A (81-91)
B (61-80)	B (61-80)
C (51-60)	C (51-60)
D (41-50)	D (41-50)
E (31-40)	E (31-40)
F (21-30)	F (21-30)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus)	(92 plus)
A (81-91)	A (81-91)
B (61-80)	B (61-80)
C (51-60)	C (51-60)
D (41-50)	D (41-50)
E (31-40)	E (31-40)
F (21-30)	F (21-30)
G (1-20)	G (1-20)
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Current	Potential

Viewing

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

240-248 High Street



- Existing Business For Sale
- Planning for: 13 One Bed
- large Development Site
- Central To R & R Links
- Swale Borough Council REFERENCE: 20/501208/OUT
- Great High Street Location
- and 9 Two Bed Flats
- Opportunity For Alternative Uses Subject To Planning
- Calling All Developers & Investors

Description

GUIDE £850,000- £950,000

Existing ongoing commercial business with the benefit of outline planning permission for 22 flat large Maj Dwellings included in the price.

REFERENCE: 20/501208/OUT

Outline application for erection of 13 one bedroom flats, 9 two bedroom self contained flats with the addition of underground parking.

ADDRESS: 240-248 High Street, Sheerness, Kent, ME12 1UP

Location - The site is located in the Sheerness town centre on the High Street that provides a good range of local shops and services including a large Tesco supermarket.

Viewing Arrangements - If an inspection of the site is required then prior arrangement will need to be made through us the agent.

Further Information - Further information available to download from documents associated with the planning application 20/501208/OUT

Tenure - The site is to be sold on a freehold basis with businesses included.

Services - Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service any proposed development.

Offers - Offers are sought by way of Private Treaty.

Only offers in writing will be considered and all offers MUST include details of any site due diligence that will be required prior to an exchange of contracts. All offers must include evidence to demonstrate that funds are available to complete the transaction.

As a Regulated Industry under Anti-Money Laundering Regulations James Perry Estate Agents will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.

All applicants must satisfy their own due diligence based on their findings through their own site inspection and REFERENCE: 20/501208/OUT by contacting Swale Borough Council..

James Perry do not provide advice on planning or business acquisition

, Sheerness, ME12 1UP

