



Retail Property (High Street)
Broadway, Sheerness, Kent, ME12 1AB

£25,000
EPC Rating:

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£25,000

Description

PRICE REDUCTION .. PRICE REDUCTION ... PRICE REDUCTION ... PRICE REDUCTION

This Grade II Listed shop is in the main town centre, on the Broadway in close proximity to the Clock Tower in the High Street. Neighbouring occupiers include Betfred, South Cliff Dental Group, a couple of estate agents, opticians, charity shops and food outlets, with the major retailers on the adjacent High Street.

This is a former Shoe Zone who have traded here for many years and would suit any retailer looking for a good sized unit with upper floors but equally would work well as a redevelopment project of keeping one large shop, or possibly 2 smaller retail units on the ground floor with flats above, or all flats, subject to the necessary planning consents. Currently laid out as a large double fronted retail space with large storage areas to the rear. Over the first and second floors there are a selection of rooms and these would suit change of use into flats.

Total Approximate Area – 3521 sq. ft.

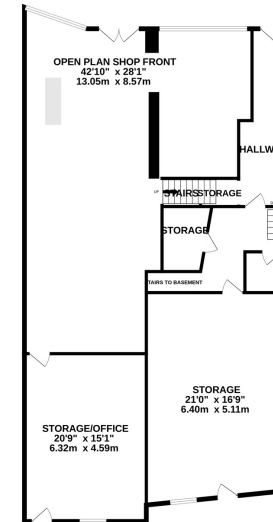
This a great opportunity to either rent the whole building on a new lease or purchase the freehold interest is available at £285,000 with vacant possession and offers so much flexibility for a developer/investor.

Rates: Rateable value: £14,250 (this is not rates payable) Please contact Swale Council in respect of the rates payable. Legal Costs: Each party to be responsible for their own legal costs.

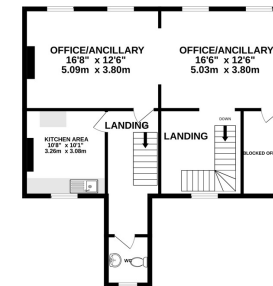
Key Features

- Good Town Centre Location
- Redevelopment Potential
- Large double fronted shop

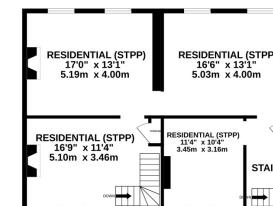
GROUND FLOOR
1913 sq.ft. (177.7 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



2ND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



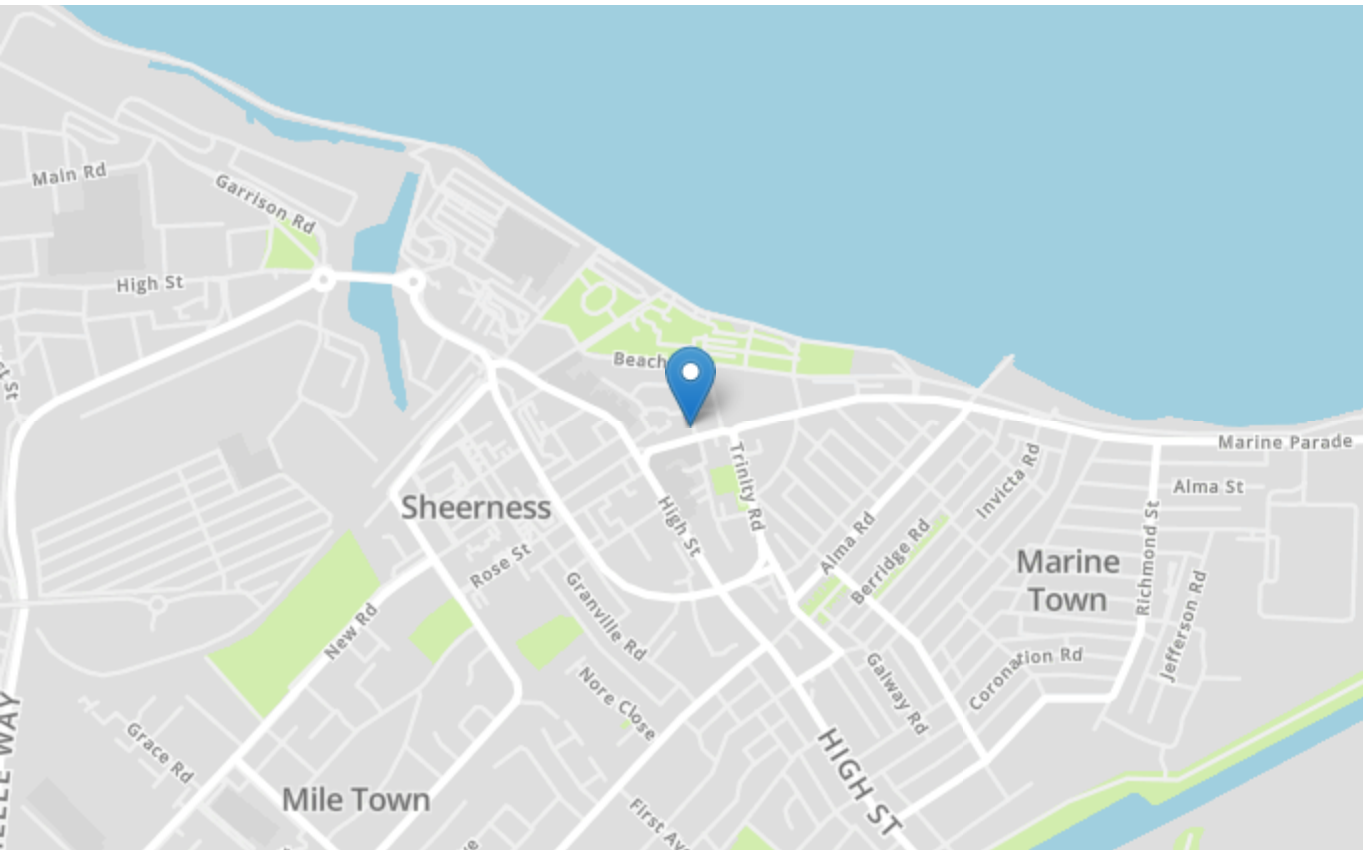
TOTAL FLOOR AREA : 3521 sq.ft. (327.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Location

Broadway, Sheerness, Kent, ME12 1AB



Tenure	Freehold
Lease Term	
Ground Rent	
Service Charge	
Local Authority	
Council Tax	

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Agent Notes

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