



**HIGH STREET**  
**GILLINGHAM, SP8 4AA**

**£180,000**  
**FREEHOLD**

INVESTMENT RE-DEVELOPMENT OPPORTUNITY A ground floor retail premise with TWO BEDROOM self contained flat and substantial grounds located in a prime position on the High Street with limited wait roadside parking to the front, pay & display car park nearby.



# HIGH STREET

## DESCRIPTION

A spacious ground floor retail shop premises with a self contained flat above located in a prime trading position on the High Street next door to the main Post Office, with limited wait roadside parking to the front, pay and display car park near by.

This two storey attached property is of brick construction and part rendered elevation under a slate/tile flat roof.

The flat is deceptively spacious with living accommodation briefly comprising of:- a good sized lounge; a double aspect kitchen with a range of floor and wall units, breakfast bar with door to utility room; two good sized bedrooms and a bathroom. The property benefits from double glazing and electric heating.

The shop is currently let at approx. £9,000 per annum on a .....TBC years lease with 2 years remaining (Expires ~ December 2024)

The current rental figure for the flat is £6,000 per annum.

## LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renown secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the

A303 and a mainline railway station on the London/Waterloo to Exeter line.

## SITUATION

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council

Council Tax Band: Flat ~ C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Agent's Note:- The flat is currently let on a Shorthold Tenancy Agreement with a current rental figure of: £6,000 p.a.

Business Rateable Value: £TBC

## Modern Auction T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered

and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

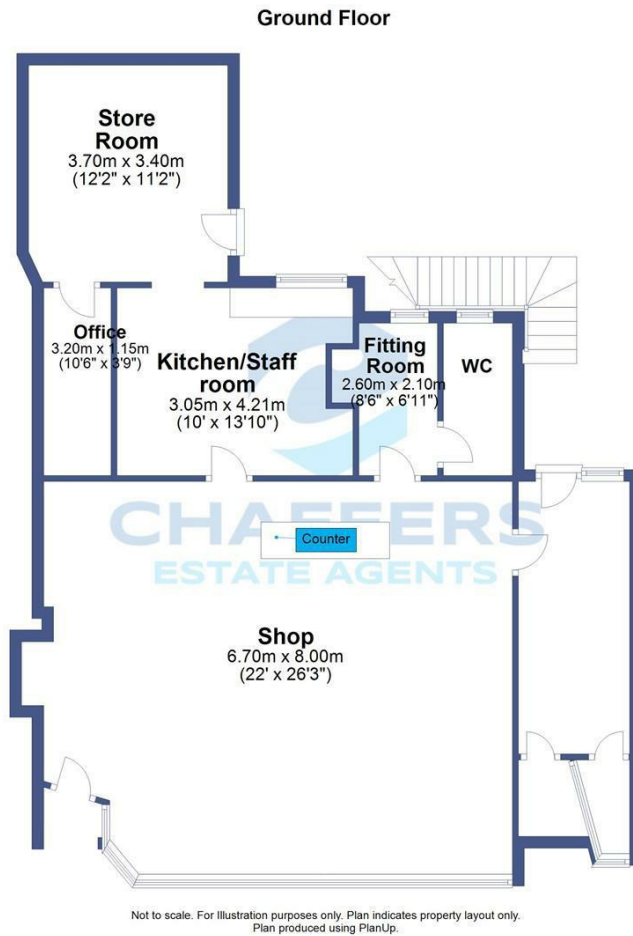
Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price -** This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price -** Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal

circumstances the reserve price should be no more than 10% above the guide price

**HIGH STREET**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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