



4-6, New Road, Ditton, ME20 6AD
Guide Price £110,000

About this property.....

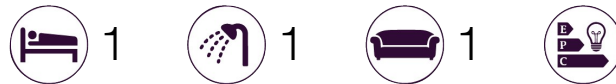
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This ground floor office unit is ideal for owner occupiers and investors alike. It occupies what was the ground floor of 2 victorian terraced houses and the upstairs flats are also being offered for sale. The space comprises one large office, two smaller offices a kitchen, disabled toilet and further toilet. It boasts double glazing and air condition. The location is ideal for the regular buses into Maidstone on the London Road and is less than 1km from Aylesford train station with trains to London St Pancras in under 1 hour.

Situation.....

Ditton is conveniently situated between junctions 4 and 5 of the M20 giving access to the capital and the coast. There are bus stops a short walk away with regular buses into Maidstone taking around 20 minutes to get to the town centre. Ditton has a large recreation ground and community centre and other local amenities such as a supermarket, post office, village store, and a parade of independent shops. It also has a 28-acre sports club offering football for all ages plus an under 19's academy, hockey, squash, a gym, and even a sauna and sports bar for the less energetic. Commuters can drive for around half an hour (18 miles) to Ebbsfleet International Station where they can board frequent high-speed trains to London St Pancras in as little as 17 minutes.





UPSTAIRS FOR
4B & 6B

**PRIVATE
PARKING**
(At your own risk)
UNAUTHORISED PARKING
WILL BE SEVERE
PARKING TICKET

4 4B 6B

4b

4

4B

6B





Agents Notes

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

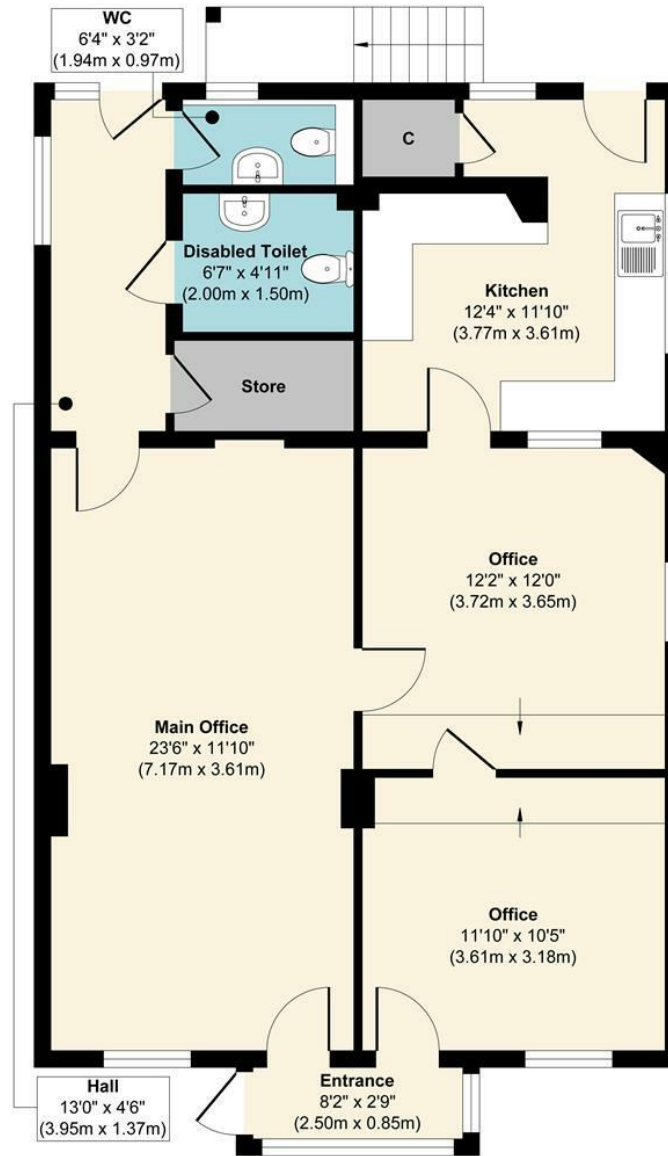
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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Floor Plan
Approx. Gross Internal Floor Area 920 sq. ft / 85.48 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



