



CHAFFERS
ESTATE AGENTS



Rockys Queen Street Gillingham, SP8 4DZ

Welcome to Queen Street, Gillingham - a vibrant location just off the high street where an exciting opportunity awaits you! This former sports bar is now available as a freehold purchase offering you the chance to own a property with great scope for many different uses and potential re-development (subject to necessary planning permission). Above the bar, you'll find spacious accommodation and outside there is a good sized rear garden.

Guide Price £380,000 Freehold

Council Tax Band: Exempt

Rockys Queen Street

Gillingham, SP8 4DZ



DESCRIPTION

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Above the bar, you'll find spacious accommodation comprising three bedrooms, a large lounge/diner, a kitchen, a bathroom, and an office. Imagine the possibilities of living in such a central location with all these amenities at your disposal!

The accommodation on the ground floor comprises:- A large room which was used as the main bar area with hallway leading to the gentlemen/ladies toilets as well as a disabled toilet; an opening to another large room which was used as a second bar area with three double glazed doors to outside, exposed beams, velux window and door to a kitchen. To the left of the second bar area is access to:- a cellar, inner hall/storage area, large airing cupboard which houses the boiler and another WC with plumbing for washing machine. The accommodation on the first floor comprises:- a large, double aspect lounge/diner with ceiling

lights; a kitchen fitted with a range of floor and wall units, vinyl flooring, gas hob with cooker hood above, space for fridge/freezer, plumbing for washing machine, exposed beams and velux window. There are three good sized bedrooms and a useful office. To complete the layout on this floor is a family bathroom fitted with a white suite comprising panelled bath with shower above, vanity wash basin, low level WC and two radiator towel rails.

One of the highlights of this property is the rear garden, complete with a large decked area. Whether you're looking to relax outdoors or host gatherings with friends and family, this space offers endless opportunities for enjoyment.

With the option to re-develop this property as a residential space or a new business venture, the potential is truly limitless. Whether you're a budding entrepreneur or someone looking for a unique living space, this property offers the perfect canvas for your vision.

OUTSIDE

Rear Garden Laid to lawn with fencing and hedges, outside lights and outside tap. There is also a large decked area.

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 renowned 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.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

Please speak to the agent regarding more information on rights of way.

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.



Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. Just before the junction, turn right onto Queen Street where Rockys can be found on the right hand side.

Floor Plan



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 of fact, but must satisfy themselves by inspection 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.

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