

51 HIGH STREET, SITTINGBOURNE, KENT, ME10 4AW

**IMPOSING GRADE II LISTED BUILDING
IN PRIME RETAIL POSITION
FOR SALE FREEHOLD**



**WITH PLANNING PERMISSION FOR 2 RETAIL UNITS
AND 5 LARGE ONE-BED APARTMENTS
POTENTIAL VARIATION TO ALLOW FOR GOOD SIZE RESTAURANT (StoP)
GUIDE £495,000 FREEHOLD**

Location

The building is located on the South side of Sittingbourne High Street which is a popular shopping area with a busy thoroughfare. There are a good number of bars and restaurants in addition to several prime retailers. Neighbouring and opposite occupiers include H. Samuel Jewellers, Bet Fred Bookmakers, Iceland Supermarket, and The Entertainer Public House.

There is 20 minutes free parking immediately outside the property and plenty of additional metered parking in Sainsbury's surface car park nearby.

Description

The premises were previously used as the Registry of Births, Deaths and Marriages until it changed hands to a firm of solicitors. This is a large two-storey terraced building with excellent scope for improvement and planning permission for five large apartments plus two retail units. Alternatively, the property is eminently suitable for a large restaurant, subject to the appropriate planning consents being obtained.

Plans setting out the existing and proposed works are available for inspection upon request.

Accommodation and Approximate Dimensions

Ground Floor

146.87m² (1,581 sq ft) net useable

First Floor

130.98m² (1,410 sq ft) net useable

Second Floor

48.58m² (523 sq ft) net useable

Cellar

70.69m² (761 sq ft) net useable



High Street, Sittingbourne

Terms

The building is for sale freehold with vacant possession.

Legal Costs

Each party to bear their own legal costs.

VAT

Please note that VAT may be chargeable.

Viewing

Strictly by prior arrangement with Hindwoods.

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www.hindwoods.co.uk