



Bedroom Commercial Property  
Broadway, Sheerness, Kent, ME12 1AE

£350,000  
Freehold

**Broadway, Sheerness, Kent, ME12 1AE**

**£350,000**

**Freehold**

## **Description**

Freehold for Sale – Large Grade II Listed building

This former bank is in the main town centre, close to the Clock Tower with neighboring occupiers to include Betfred, South Cliff Dental Clinic, Papa Johns, Wards Estate Agents, charity shops, nail salon, food outlets with the major retailers being on the adjacent High Street.

The property comprises of the ground floor banking hall with basement storage plus two floors above of offices/ancillary space. This building would make a perfect residential development scheme to turn it into flats/HMO's and commercial units on the ground floor, all subject to planning. There is also a parking area at the rear for 3 vehicles.

Total Approximate Gross Area – 5,652 sq.ft. (525.2 sq.m.)

This is a great opportunity for any developer keen to maximize the potential of this property.

We are looking for £350,000 for the benefit of this vacant freehold building.

Rates: RV £24,250. Please contact Swale Borough Council for the rates payable for this property.

Legal Costs: Each party to bear their own legal costs.

## **Key Features**

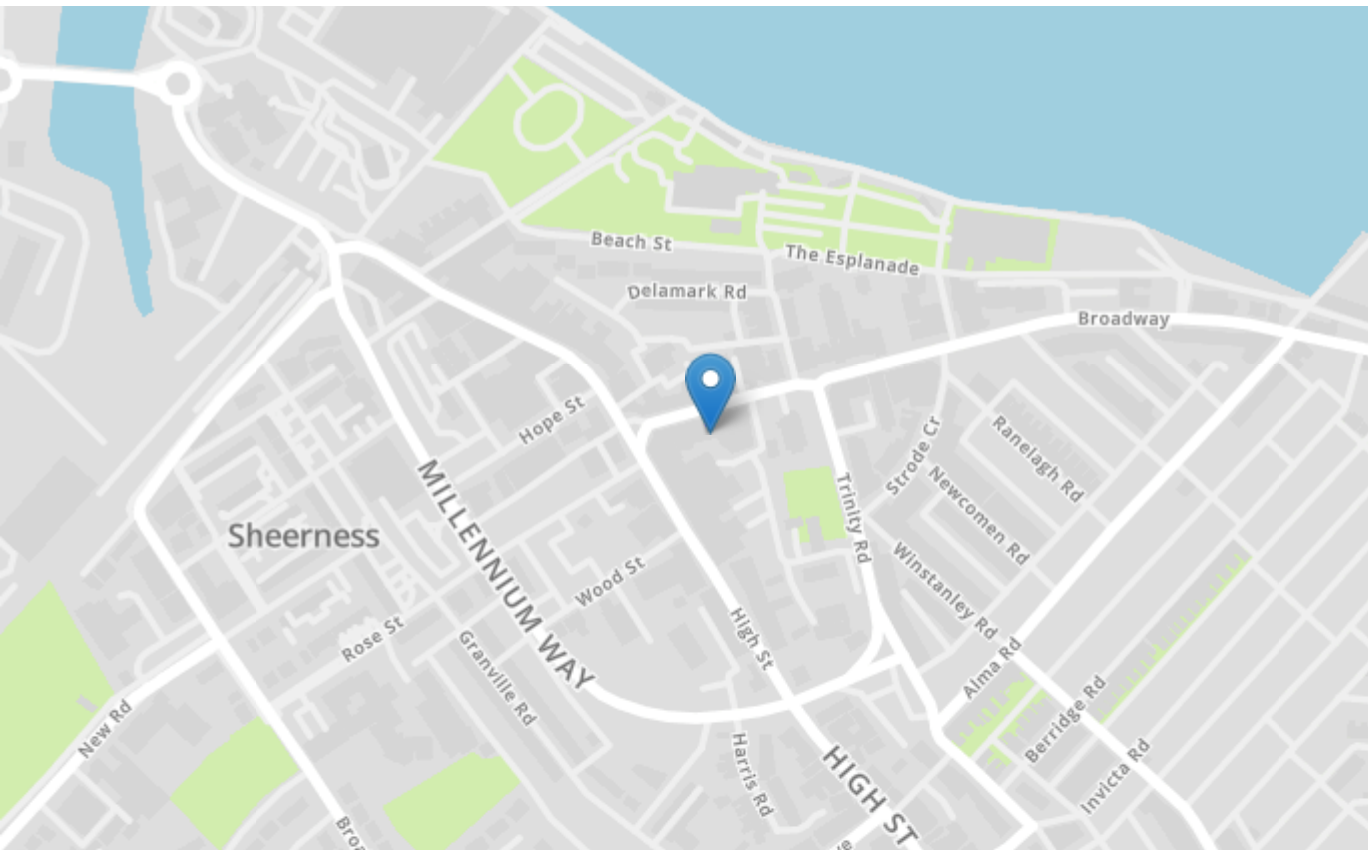
- Good Town Centre Location
- Redevelopment Potential (STP)
- Parking at the rear





## Property Location

Broadway, Sheerness, Kent, ME12 1AE



<b>Tenure</b>	Freehold
<b>Lease Term</b>	
<b>Ground Rent</b>	
<b>Service Charge</b>	
<b>Local Authority</b>	
<b>Council Tax</b>	

### Greyfox Walderslade

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

#### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.