

## SITUATION

Occupying a prominent position on the pedestrianised High Street in the heart of the town centre, opposite **Ernest Jones** and surrounded by a number of Banks and Estate Agents together with such multiples as **Boots**, **WH Smith**, **Marks & Spencer**, **Tesco Express**, **Starbucks** and many others.

Ashford is a market town lying approx. 14 miles north-west of Folkestone and approx. 17 miles south-east of Maidstone with excellent communications to central London via the M20 (Junction 9) and Ashford International Railway Station with services to London's Charing Cross (85 minutes) and Paris (114 minutes).

## PROPERTY

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An attractive **Grade II Listed** period terraced building comprising a **Ground Floor former Banking Hall** with **Basement Storage** plus internal and external side access to **First Floor Offices (see Note 1)** as well as an **Attic.** The front archway is excluded from the title at ground floor only.

## VAT is NOT applicable to this Lot

## FREEHOLD offered with VACANT POSSESSION



The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN** 

#### \* Refer to Points 9 & 10 in the 'Notice to all Bidders' page

# **ACCOMMODATION** (Plans available from Auctioneers)

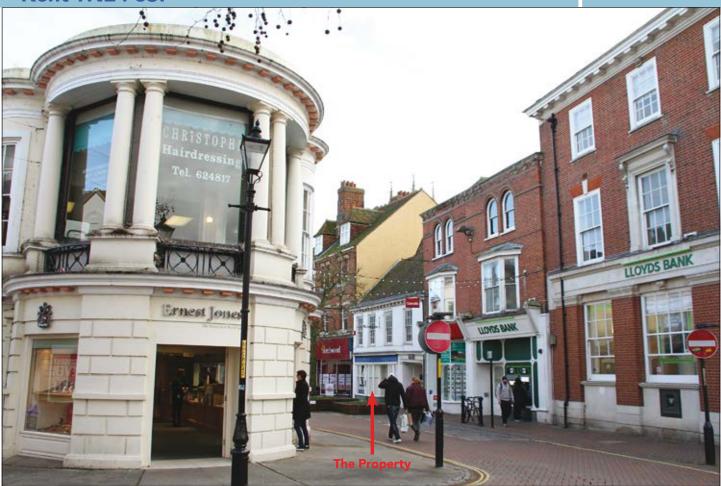
### **Ground Floor Banking Hall**

Total Area	Approx.	2,790 sq ft
4 Rooms Area	Approx.	355 sq ft
Attic Floor		
Area	Approx.	925 sq ft plus 2 WCs
6 Offices, Kitchen/Staff Roor	n	
First Floor Offices		·
Area	Approx.	235 sq ft
Basement		
Area	Approx.	1,275 sq ft plus WC
Built Depth	74'9"	
Bank Depth	35'11"	
Internal Width	20'8"	
Gross Frontage	22'11" (at	t Grd. Floor)
Gross Frontage	31'4" (at	: 1st. Floor)



# 75 High Street, Ashford, Kent TN24 8SF

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Note 1: The first and attic floors may be suitable for residential conversion, subject to obtaining the necessary consents.

Note 2: The property was previously let for £47,500 p.a.

Note 3: As the property is Grade II Listed empty rates will not be applicable.



FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts