



SITUATION

Located in the heart of the Town Centre, Bank Street is considered to be the most complete historic street in the town, with most of the buildings having Listed status, and now providing the main location for speciality retailers, Restaurants, Bars & Nightclubs.

It runs parallel with Middle Row and the High Street, which houses the town's prime retailing.

Maidstone is located roughly midway between Sevenoaks and Ashford, enjoying easy access via the A229 and A249 to the M20 (Junctions 6 & 7).

PROPERTY

A Period, Grade II Listed terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first and second floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'3"
Internal Width	13'4"
Shop Depth	46'0"
Built Depth	61'6"
Sales Area	Approx. 615 sq ft
Kitchen, WC	

First Floor

Storage Area	Approx. 515 sq ft
Shower/WC	

Second Floor

Storage Area	Approx. 535 sq ft
WC	

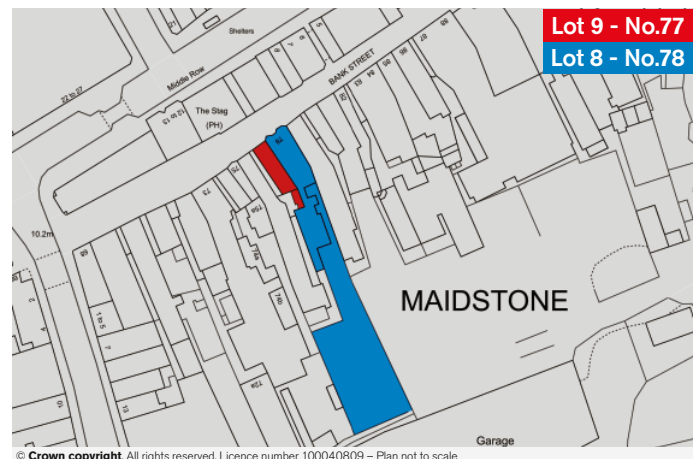
Total Area Approx. 1,665 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

Note 1: There is a Right of Way for means of escape from the side passageway of No 76.

Note 2: The Freehold of the adjoining property (No. 78) is also being offered for sale in this auction – see Lot 8



Vacant Building

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Tom Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

Gisby Harrison
Tel: 01707 878 300 Ref: Franc Cuffaro
Email: franc.cuffaro@gisbyharrison.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View along Bank Street

