

**110A HIGH STREET, SITTINGBOURNE,  
KENT, ME10 4PL**



**SIBLEY PARES**

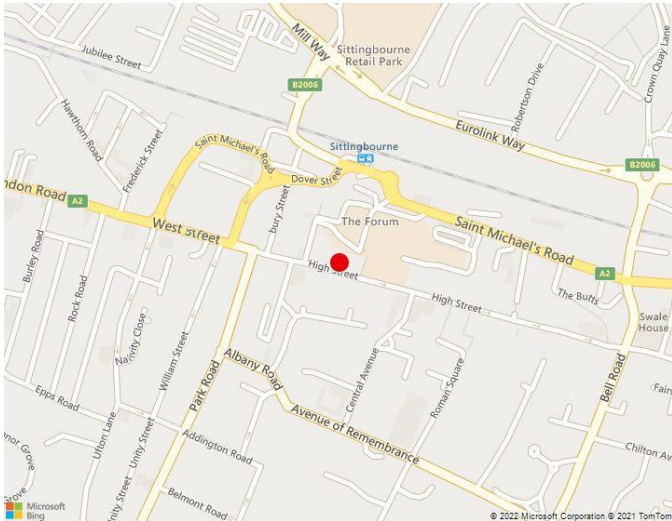
**CHARTERED SURVEYORS & ESTATE AGENTS**



## **FOR SALE – FORMER HAIRDRESSERS WITH DEVELOPMENT POTENTIAL**

- £250,000 for the freehold
- May be suitable for residential conversion, subject to gaining the necessary consents
- Currently fitted out as a hair salon
- Opposite entrance to The Forum and the multiplex cinema with bowling alley

# 110A HIGH STREET, SITTINGBOURNE, KENT, ME10 4PL



## EPC

C (67)

## Rateable Value

RV £6,700 @ 49.9p in the £

Rates payable £3,343.30 for the year 2021/22

(May be eligible for small business rates relief, please enquire with local borough council for further information)

N.B Rateable value increasing to £7,200 at the 2023 revaluation.

## Location

The property is located just off the High Street, in Sittingbourne town centre. The property is located opposite the entrance to the Forum, which includes Nando's, Costa Coffee and other retailers. The entrance to the multiplex cinema with bowling alley is also within close vicinity. There is also a large public car park directly opposite the property.

The property has good communications with Sittingbourne Train Station being within a short walk. This station provides regular services to central London, as well as local routes.

## Description

For Sale - Former hair salon arranged across two floors. May be suitable for conversion to residential, subject to gaining the necessary consents.

## Accommodation

The property comprises ground floor retail space, currently fitted out as a hair salon. The first floor has additional retail space, with a kitchen, WC's and beauty room. There are 2 parking spaces associated with the property, which are currently rented from Swale Borough Council.

Area	Sq M	Sq Ft
GF NIA	48.63	523
FF NIA	45.74	492
<b>Total NIA</b>	<b>94.29</b>	<b>1,015</b>

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

## Price

Guide Price - £250,000 for the freehold

## Legal Costs

Each side to bear its own legal and professional costs

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Viewing



**Matthew Sadler**

matt.sadler@sibleypares.co.uk

