

**7 ASHLEY ROAD, GILLINGHAM,  
KENT, ME8 6TT**



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**

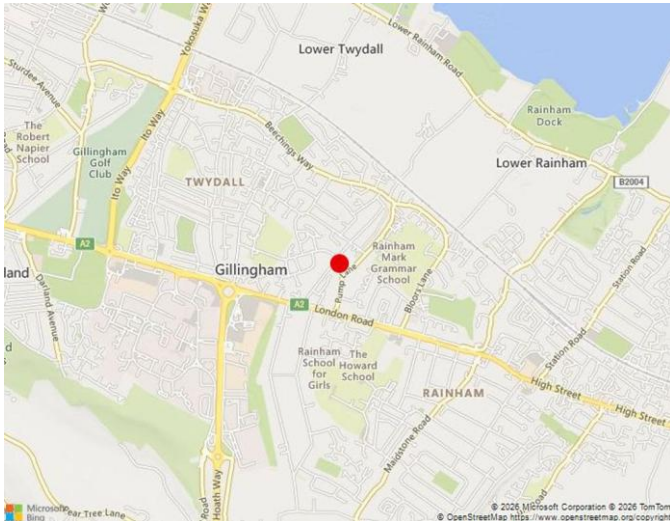


## **FOR SALE – GROUND FLOOR OFFICE WITH FIRST FLOOR FLAT**

- £260,000 for the Freehold with vacant possession
- Suitable For Owner Occupiers or Investors
- External garage to the rear
- Situated on neighbourhood parade

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# 7 ASHLEY ROAD, GILLINGHAM, KENT, ME8 6TT



## Location

The property sits on a neighbourhood parade on Ashley Road and just off the A2 London Road, a main arterial road leading to the Gillingham town centre and the Medway towns. The property has good access to the motorway network via Hoath Way to junction 4 of the M2 in approximately 10 minutes.

## Description

For Sale - Ground floor office premises with first floor residential flat, available with vacant possession.

## Accommodation

The property comprises a ground floor commercial/office premises with facilities including a kitchen and WC, also benefitting from a rear garden and garage. The first floor comprises a self-contained residential flat, fitted out to a modern specification. The property includes 2 car parking spaces to the front.

| Area                | Sq Ft | Sq M  |
|---------------------|-------|-------|
| Ground Floor Office | 442   | 41.06 |
| First Floor Flat    | 595   | 55.28 |

Garage - 371 sq ft (34.48 sq m)

## EPC

Ground Floor - Rating C (53)

First Floor - Awaited

NOTE: Rental, prices or any other charges are exclusive 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.

## Rateable Value

The rateable value of the property is shown on the Valuation Office Website as follows:

Rateable Value from April 2026 £3,450 @ 43.2p in the £ for the year 2026/27.

Council Tax Band - B

## Price

£260,000 for the Freehold

## Terms

Freehold interest available with vacant possession, under Title No. K69507

*In accordance with Money Laundering Regulations, we are required to obtain proof of identification for purchasers.*

## 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) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Viewing



**Thomas Langston**

thomas.langston@sibleypares.co.uk



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# 01622 673086

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