

OFFICE/DEVELOPMENT OPPORTUNITY

4 Court Street, Faversham, ME13 7AW – Guide Price £295,000

BWP



Summary:

- A rare opportunity to acquire the upper floors of the former Barclays Bank in Faversham, Kent.
- Faversham is a historic and sought after market town popular with London commuters and families alike.
- The 1st and 2nd floors are independently accessed and are currently laid out as offices which have been subject to a comprehensive refurbishment.
- Independent access off Court Street.
- VAT not applicable.
- New 999 Year Lease.
- Grade II Listed
- Scope for residential conversion subject to planning consent or for a range of uses under Class E.

We are instructed to offer the upper floors by way of a new 999 year lease at a Guide Price of £295,000

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Location:

The Property is located on the West side of Court Street in the center of the town. There are many independent occupiers located near by as well as a number of national brands in the town.

Faversham is a historic market town located on the Old Dover Road in Kent. Faversham is serviced by direct trains to both London Victoria and London St Pancras, journey times are a little over 1 hour and it is a popular route with commuters.

Description:

The upper floors of 4 Court Street are independently accessed off Court Street and measure approx. 2053 sq ft GIA, they are currently arranged as six offices suites with newly fitted ladies and gents W.C's, and a staff Kitchen. Both floors have recently been subject to a comprehensive refurbishment by the present owner to an excellent standard and are ready for occupation.

Areas:

First Floor	114.9 sqm	(1,229 sq ft)
Second Floor	77 sqm	(823 sq ft)
Total Area:	191.9 sqm.	(2052 sq ft)

NB. Information provided by the Vendor, not inspected by BWP Commercial Property.

VAT:

The property is not elected for VAT.

EPC:

Rated D, full EPC available on request.

Planning & Development:

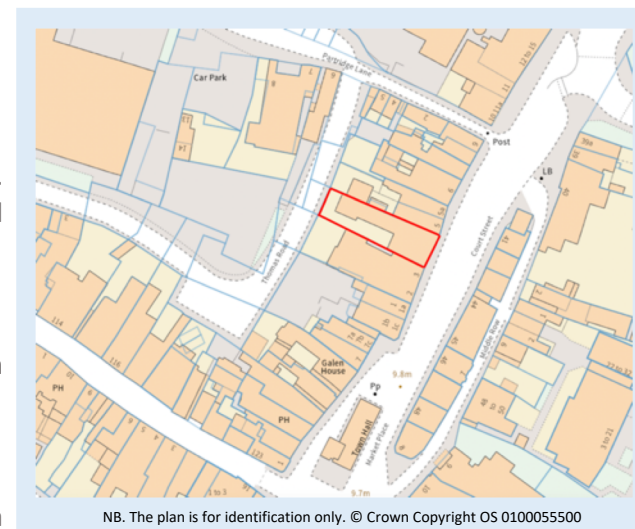
The 1st and 2nd Floor currently has Class E(a) use. However offer scope for conversion to residential subject to the usual consents.

Business Rates:

For rates payable the tenant should make their own enquiries with the local authority.

Tenure:

The property will be sold with vacant possession on a new 999 year lease.



Further Information:

Iain Duckworth Director MRICS
e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

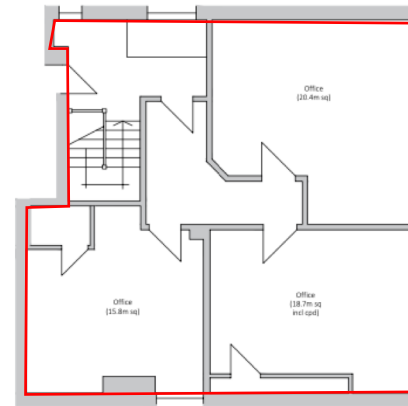
Matthew Jackson Director
e: matthew@bwpcommercialproperty.com
t: + 44 (0)20 3411 1112
m: + 44 (0) 774 131 8999

Mark Greenwood
e: mark@williampm.co.uk
t: + 44 (0)1795 536619
m: + 44 (0) 7877 845 068

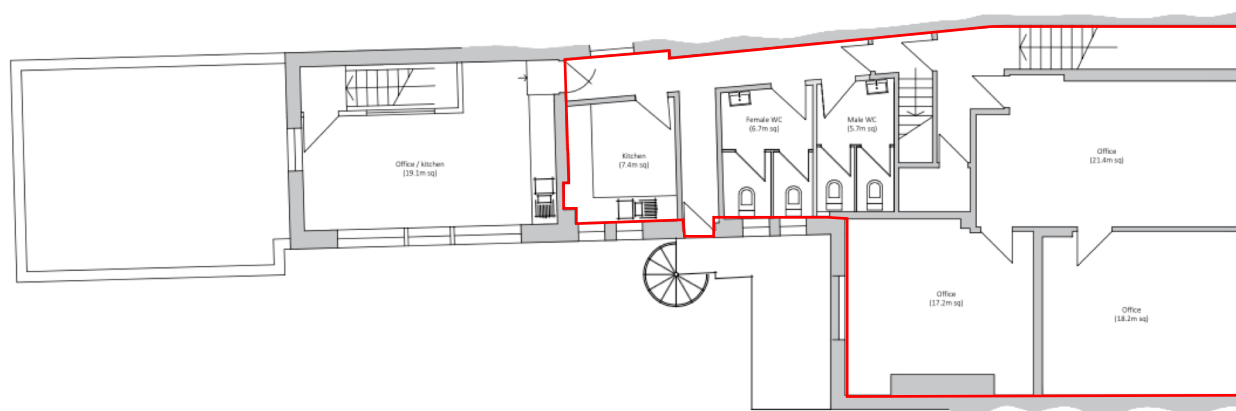
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SECOND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

NB. The plan is for identification only. Current First & Second Floor Layout. Demise marked in red.



BWP Commercial Property Ltd
12A Hart Street
Henley-on-Thames,
Oxfordshire RG9 2AU
www.bwpcommercialproperty.com

Matthew Jackson Director
e: matthew@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 774 131 8999



William Property Management Ltd
111 West Street
Faversham
Kent
ME13 7JB
www.williampropertymanagement.com

Iain Duckworth Director MRICS
e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

Mark Greenwood Director
e: mark@williampm.co.uk
t: + 44 (0)1795 536 619
m: + 44 (0) 7877 845 068