



Property
Services

**DI USE FORMER CLINIC/POTENTIAL RESIDENTIAL DEVELOPMENT SITE
(SUBJECT TO CONSENTS) FOR SALE**

0.277 Acres (0.112 Hectares)

FREEHOLD

**HAWTHORN ROAD CLINIC, HAWTHORN ROAD, STROOD, ROCHESTER,
KENT ME2 2HU**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

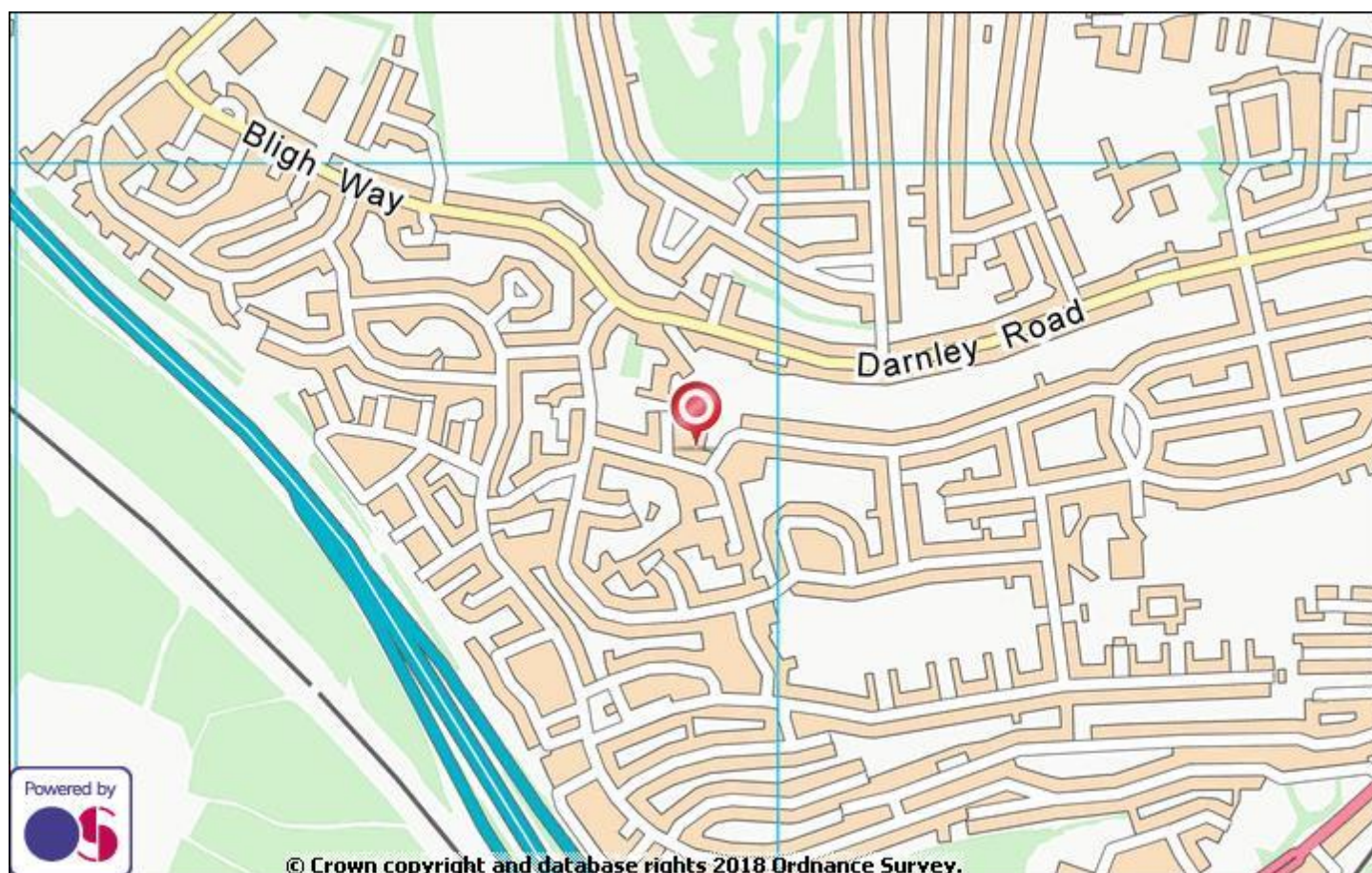


LOCATION:

The premises are situated in Hawthorn Road, just off Southwark Road in Strood which forms part of the greater Medway Towns conurbation. This location is in a predominantly residential area just off Darnley Road (A228), close to the River Medway and historic city centre of Rochester with its Cathedral and Norman Castle. Strood and Rochester both benefit from fast rail links to London and the coastal ports.

J2 M2	2 miles
Strood Centre	1.4 miles
Rochester Centre	2 miles
Ebbsflet International Station	9.3 miles
QE2 Bridge/Dartford Tunnel	15 miles

The location therefore enjoys excellent communications and amenities close by.



DESCRIPTION:

The site comprise a former clinic comprising, we understand, an area of approximately 0.112 hectares (0.277 acres) which is a broadly rectangular parcel of land occupied by a single storey wooden frame building with external cladding and an apex roof. The building occupies approximately 60% of the total site area and is situated in the western extent of the site.

External areas of the site include an area of block paving to the east of the main site entrance, previously in use as a car park. Soft landscaping, comprising grassland, scrubs and trees, is otherwise located around the site perimeter.

The site is accessed via a gate from Hawthorn Road which forms the eastern site boundary. The centre of the site is roughly level however, the eastern extent of the site slopes gently downhill towards Hawthorn Road.

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ACCOMMODATION:

Approximately 0.112 hectares (0.277 acres)

TERMS:

The site is for sale Freehold either on a conditional or unconditional basis.

PRICE:

OFFERS INVITED

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

A pre application proposal has been submitted for a mixed 8 unit flat scheme comprising one and two bedroomed units over ground, first and second floors.

BUSINESS RATES:

Description: Clinic and Premises

Rateable Value: £8,500

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is awaited

VIEWING:

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Ref: 08/01/19 / SP / 3057

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

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IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
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- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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