



The Old Sorting Office (Rear of 37, High Street)

West Malling

Kent ME19 6QH

Ibbett Mosely

FOR SALE FREEHOLD – AN INTERESTING SINGLE STOREY DETACHED BUILDING CURRENTLY USED AS A CHIROPRACTOR SURGERY WITH A LARGE YARD PROVIDING PARKING FOR ABOUT 8 CARS IN A SECURE TUCKED AWAY LOCATION JUST OFF THE BUSY AND ATTRACTIVE HIGH STREET

Location

The Old Sorting Office is approached through iron double security gates at the end of a long but comparatively narrow driveway set between two listed buildings which front the High Street at the southern end of this busy and attractive retail area boasting a wide range of independent and national traders.

Kings Hill is two miles south, Maidstone is seven miles and Junction 4 of the M20 is about one and a half miles. Central London is thirty five miles and can be reached in under an hour from West Malling Station.

Description

An interesting timber framed single storey detached building previously used by the Post Office presently a chiropractor surgery but being Class E use considered suitable for a variety of users such as medical and similar or a design studio. There is perhaps some potential for conversion or redevelopment although this has not been discussed with Tonbridge and Malling Borough Council .

Measured Areas

There is an entrance lobby leading to the main building which is a surgery and waiting area and has air conditioning providing heating and cooling facilities and measures 52' x 30' (15.85m x 9.15m). There is a further lobby with a toilet block providing male and female WC's, useful store cupboard. The other side has a stud partition to form a consulting room and curtained off KITCHEN 14' x 6' (4.27 m x 1.83m)

To either side of the main building are two useful timber buildings : - PHI POD used as an office with electricity 25' x 7'3 (7.62m x 2.21m) and the CHICKEN SHED for storage 17'6 x 11'0 (5.33m x 3.35m). There is also a large yard to the front with parking for about eight cars. The whole is enclosed by a high brick wall.

Planning and Alterations

The lawful use of the building is within Use Class E of the Use Classes Order. This means that it can be used for commercial and medical purposes.

Guide Price £465,000 for the freehold.

Rating

The current rateable value effective from 1st April 2023 is £17,250

Legal Costs

Each party to bear their own legal costs

EPC - C Rated

Viewing is by appointment only

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