

Cradick
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SHORNCLIFFE

SIR JOHN MOORE LIBRARY



Freehold For Sale



LOCATION

The subject premises are located adjacent to the Tower Theatre, and phase 2B of the new Taylor Wimpey development, at the former Somerset Barracks on North Road. Once complete, this phase will comprise some 127 residential units which are due for completion in 2020, and is part of the wider plan to deliver approximately 1200 new homes to Shorncliffe.

Additionally, there will be a new medical facility and retail unit being built as part of the residential scheme adjacent, and parking provided to the front.

ACCOMMODATION

The property comprises a detached listed building with a garden to the rear. The accommodation is principally arranged at ground floor with a large hall area and kitchen/store. There is a galleried first floor area overlooking the main hall and external WC's, with the approximate following areas and dimensions:-

Main Hall	140.9 sq m	1,517 sq ft
Kitchen/store	9.5 sq m	102 sq ft
First Floor	26 sq m	280 sq ft
WCs		



TERMS

Offers for the freehold interest are invited.

RATING ASSESSMENT

The property is rated within Band D.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in this transaction.

CONTACT

For further information or to arrange an inspection of the property please contact joint sole agents:-

Alex Standen
01892 707577
07770 935263

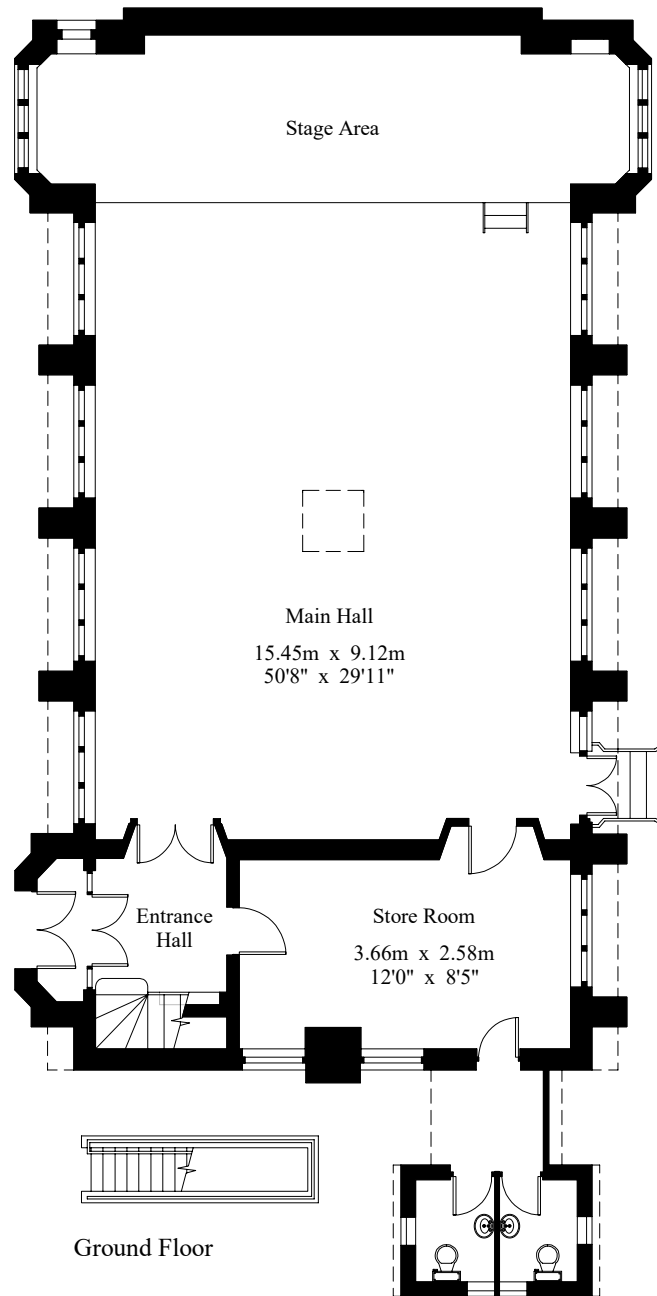
astanden@cradick.co.uk

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01892 707567
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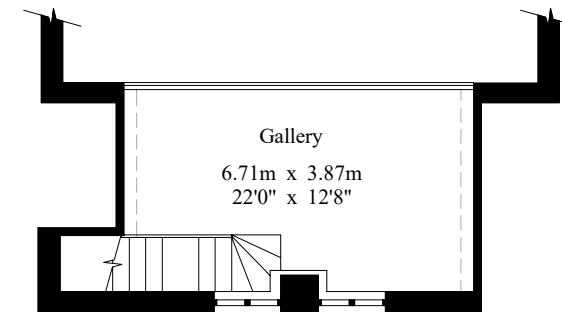
Subject to Contract & Exclusive of VAT

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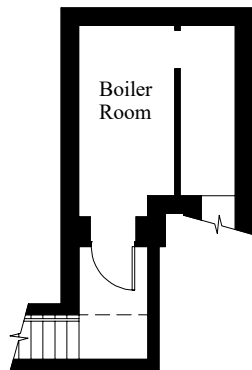


Sir John Moore Library

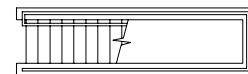
Gross Internal Area : 228.7 sq.m (2461 sq.ft.)



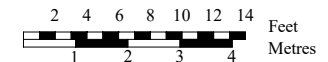
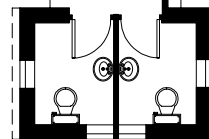
First Floor



Basement



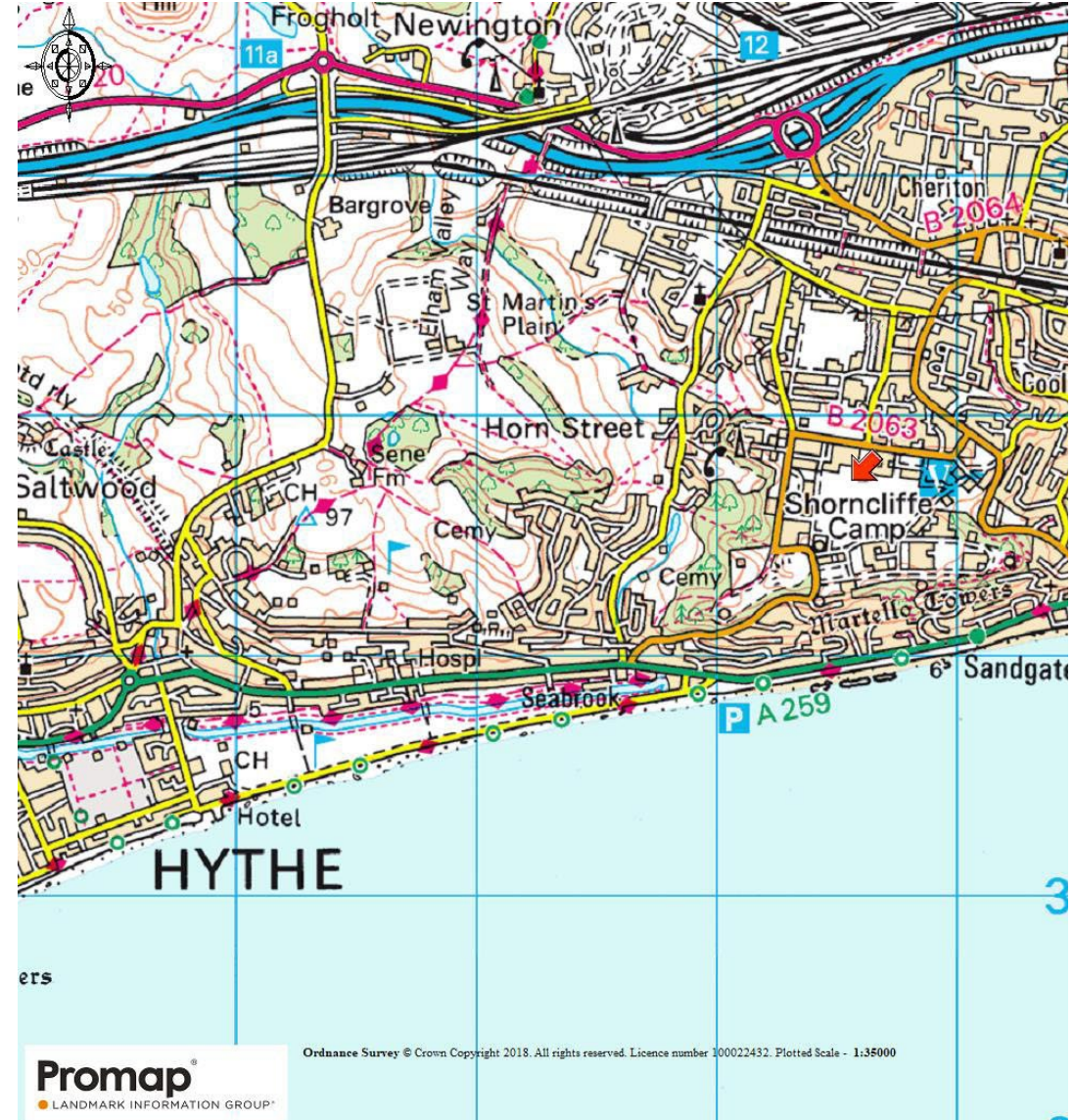
Ground Floor



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