

**New  
Guide Price**

**FREEHOLD  
FOR SALE**



- Character detached property
- Situated within Windmill Hill Conservation Area
- Potential for alternative use STP
- Open viewing 29 March 2019, 11.00am
- Closing date for offers 4 April 2019

**OIRO £300,000 + VAT**

**The Millers Cottage  
31 Shrubbery Road  
GRAVESEND  
DA12 1JW**





## LOCATION

The ancient town of Gravesend has a resident population of 74,000 and is situated on the south bank of the Thames Estuary, 4½ miles east of Bluewater Shopping Centre. The Millers Cottage is situated in a residential area and is within the Windmill Hill Conservation Area surrounded by character residential properties of different architectural styles and periods.

## PROPERTY

A character detached property, purportedly dating from 1695, with single-storey later extensions to both sides, trade garden and parking. The property provides the following:

<b>Basement</b>	Beer cellar
<b>Ground Floor</b>	Open plan bar, office, domestic kitchen, double garage and WC's
<b>First Floor</b>	4 rooms and bathroom
<b>External</b>	Patio garden to rear on 3 levels and 4 parking spaces to front.

From digital mapping and our inspection we estimate that the property provides the following approximate areas:

<b>Total Site Area</b>	<b>0.12 acre</b>	<b>485 sq m</b>
<b>Gross Built Area (Ground)</b>	<b>2,668 sq ft</b>	<b>247 sq m</b>
<b>Gross Internal Floor Area</b>	<b>3,152 sq ft</b>	<b>292 sq m</b>

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## ALTERNATIVE USE POTENTIAL

In our view there is alternative use potential, subject to planning.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'C74'.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value:	£15,250
Rates payable 2019/20:	£4,991 (provisional multiplier)

Interested parties are advised to verify these figures with Gravesham Borough Council on 01474 337000.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## TERMS

We are instructed to invite **offers in the region of £300,000** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate. All F&F at the property on the day of Completion are included in the sale but no safety tests or inventory will be provided. Any items owned by third parties e.g. Beer Raising Equipment are specifically excluded from the sale.

## LEASEHOLD TRADE GARDEN

Interested parties are advised that the trade garden is held by way of a lease from Gravesham Borough Council for a term of 125 years from 20/12/91 at £10 pa.

## CLOSING DATE

Our client has set a **closing date for offers of Thursday 4 April 2019.**

## OPEN VIEWING

**Friday 29 March 2019, 11.00am.** For further information contact sole agents:

**Warren Drake - 020 7495 7500**

**warren@drakeproperty.co.uk**

**drakeproperty.co.uk**

180 Piccadilly, London, W1J 9HF



## Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

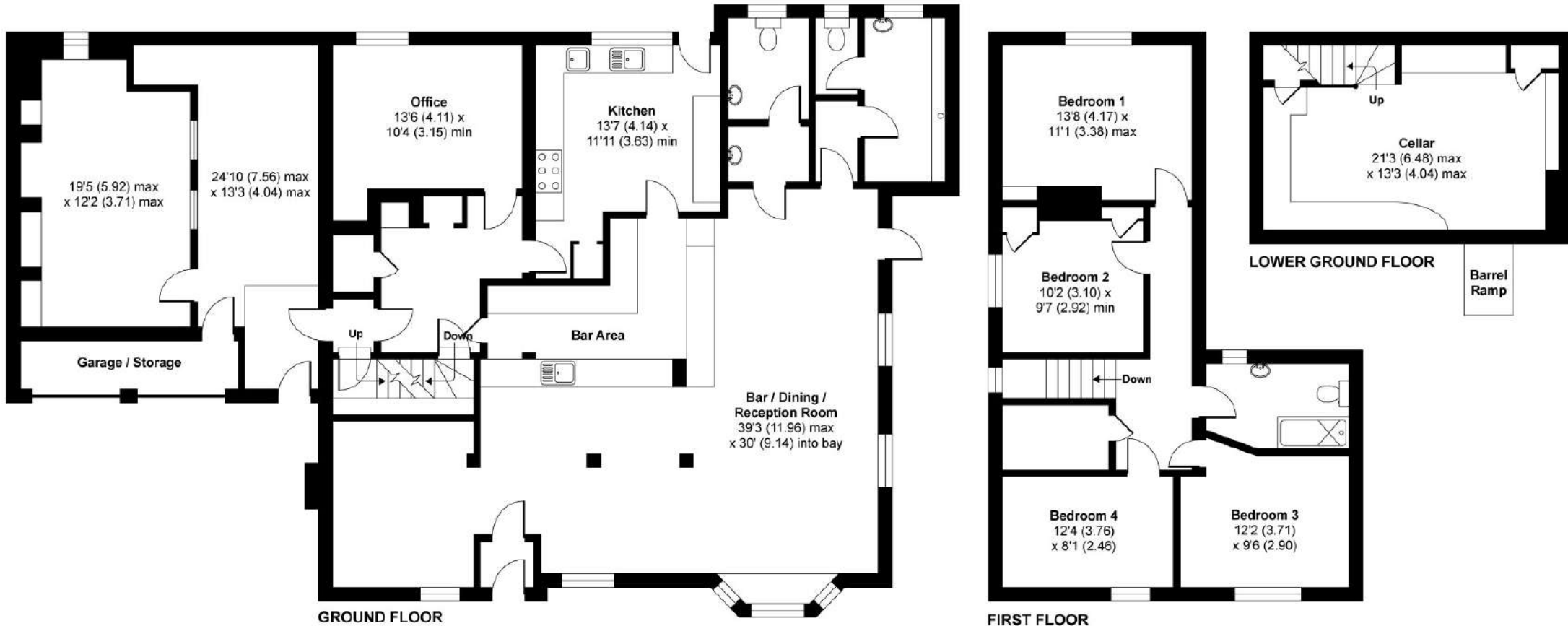
- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

# Shrubbery Road, Gravesend, DA12

APPROX. GROSS INTERNAL FLOOR AREA 3152 SQ FT 292.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.