



**4AI MONKTON ROAD**  
**MINSTER, CT12 4EA**

**£250,000**  
**FREEHOLD**

**\*\*Sold by Auction\*\*** Guide Price £250,000+. A unique opportunity to acquire a prominent freehold commercial building in a popular village setting. The property is currently let to Kent County Council for use as a library and community centre at a rent of £16,000pa expiring December 2026. The property comprises a two storey building of approximately 2,490sqft (231sqm) with parking for three cars to the rear. The property is located on Monkton Road in Minster within the heart of the village. Transport links are good with Minster railway station less than one mile to the south. Buyers are advised to review the legal pack prior to bidding.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS










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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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