

Freehold Investment Opportunity

56-57 John Wilson Business Park, Harvey Drive
Whitstable, Kent

CT5 3QY

The logo consists of a solid grey square with the letters 'BWP' in a light blue, sans-serif font centered within it.

BWP

56-57 John Wilson Business Park, Whitstable – Offers in Excess of £265,000



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Location:

Whitstable is a popular market town located in North Kent on the Greater Thames Estuary five miles north of Canterbury.

The property is located on the John Wilson Business Park which is a very popular trading estate is located just off Thanet Way (A299) at Chestfield on the outskirts of the town.

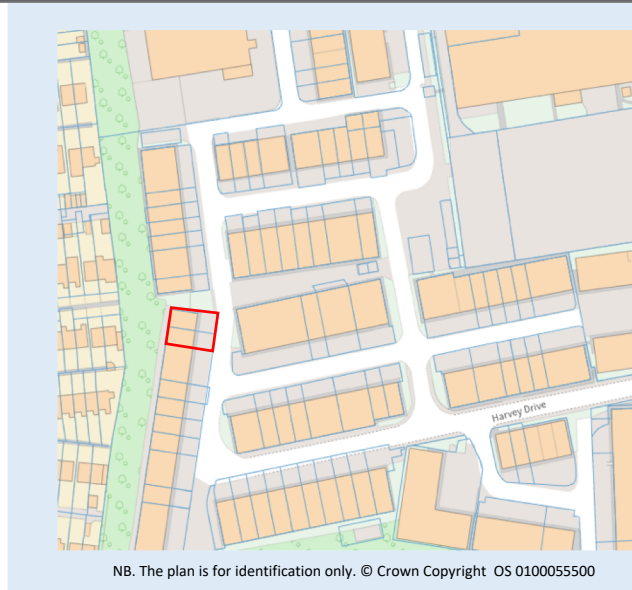
Connections:

Whitstable is located just off the A299 in northern Kent and 7 miles from the M2/A2 linking London and Dover. Whitstable also enjoys direct trains into London Victoria & St Pancras International taking approximately 90 minutes.

Description:

The property consists of two adjoining steel frame and metal clad light industrial units occupied by a plumbing wholesaler trade counter. One of the full height roller shutter doors has been replaced with a shop front and entrance, whilst the other remains as access to the warehouse. A mezzanine floor has been added which is used for storage and as a bathroom showroom.

Outside there is a forecourt for up to 6 staff and customer cars.



NB. The plan is for identification only. © Crown Copyright OS 0100055500



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Tenancy:

The current owner and occupier of the property is a successful regional plumbing supply business called Drakes Plumbing Supplies Ltd (Company Number 016982200).

The building will be sold with the benefit of a new 10 year lease to Drakes Plumbing Supplies Ltd at an annual rent of £25,000 per annum.

The lease which will be contracted outside of the security of tenure of the 1954 Landlord & Tenant act, and will include a mutual break and open market rent review at year 5.

VAT:

The property is elected for VAT.

Energy Performance Certificate:

The property has an EPC Rating of C . Certificate and report available upon request.

Title Numbers:

K674238 & K690936

Title and Title Plan available upon request.

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Areas:

Floor Areas	Sq M	Sq Ft
Ground	178.7	1,912
Mezzanine	116.9	1,250
TOTAL	295.6	3,162

n.b. areas provided by the Vendor, not verified by BWP Commercial Property. Measured Survey available upon request.



Business Rates:

The Rateable Value of the property is £19,500. Interested parties should make their own enquiries for the rates payable direct with Swale Borough Council.

Estate Charges:

An annual sum of £625 is charged by the industrial estate for site maintenance.

Tenure:

Freehold

Viewings:

For further information or an appointment to view, please contact Mark Greenwood or Charley Burgess on 01795 857 511.

mark@bwpcommercialproperty.com

charley@bwpcommercialproperty.com

Proposal:

We are instructed to invite offers in excess of £265,000 for the Freehold interest, reflecting a 9.2% NIY. Subject to Contract.





PLUMBING - HEATING - BATHROOMS

SINCE 1983

BWP

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