

9 CHAPEL PARK, STADIUM WAY, SITTINGBOURNE, KENT ME10 3RW



**MODERN LIGHT INDUSTRIAL/WAREHOUSE UNIT
2,040 SQ. FT. (189.5 M²) GROUND FLOOR
FIRST FLOOR OFFICES & STORAGE
APPROX. 1,500 SQ. FT. (139.4)
GATED SECURE REAR YARD
APPROX. 1,300 SQ. FT. (120.8 M²)**

FOR SALE

LOCATION

- A good location just off Castle Road, Eurolink
- Fast access via B2005 to the A249
- Junction 5, M2 – 6 miles
- Junction 7, M20 – 12 miles
- Access to Sheerness Ports – 6.5 miles
- Sittingbourne town centre and railway station – 1 mile to the west

DESCRIPTION

The unit comprises an end terraced light industrial/warehouse unit with first floor offices and valuable rear concrete surfaced yard with gated access. Salient features:-

- Sectional goods loading door
- Separate personnel door
- First floor offices with windows to the side elevation
- Comfort cooling/heating
- Valuable concrete surfaced and gated rear yard area
- Dedicated car parking and loading immediately to the front.

ACCOMMODATION

Approx. gross internal areas are as follows:-

Ground Floor

Production/warehouse 2,040 sq. ft. (189.5 m²)

First Floor

Offices/store 1,500 sq. ft. (139.4 m²)

Exterior

Dedicated yard approx. 1,300 sq. ft. (120.8 m²)

Dedicated parking to the front

PURCHASE PRICE

£330,000 for the freehold interest.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

VAT

We are advised the sale will not attract VAT.

LOCATION PLAN



PLANNING

There is scope to extend to the rear, subject to planning consent. Pre application advice is available for inspection.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £11,250.

Note – for eligible companies 100% small business relief may be available thus producing a rates liability of £nil. Interested parties are advised to contact Swale Borough Council on 01795 424341 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (89) and expires on 03.06.26. An Energy Performance Certificate is available to view upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

Kevin Dempster

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
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