



THORNBURY
REAL ESTATE

RARE OPPORTUNITY
FREEHOLD OPEN YARD ON 0.62 ACRE SITE
EITHER AS AN INVESTMENT OR WITH VACANT POSSESSION
DEVELOPMENT POTENTIAL (STPP)
FOR SALE



BOBBY'S YARD, WOTTON ROAD, KINGSNORTH
INDUSTRIAL ESTATE, ASHFORD, KENT TN23 6FL

PRICE ON APPLICATION

LOCATION

The property is located in Wotton Road on the Kingsnorth Industrial Estate on the outskirts of Ashford in Kent. Wotton Road forms part of an industrial area with a mix of offices, warehouses and industrial units. The property is well connected for transport links with Junctions 9 and 10 of the M20 being approximately 3 miles away. Ashford International Rail Station is 1 mile distant. The property comes within Ashford Borough Council.

DESCRIPTION

The property comprises a rectangular site of 0.62 acres with a frontage of 27 metres and a depth of 94 metres. The site is mainly covered in hardstanding with some tarmac. There are several temporary buildings including a two storey portacabin and several several shipping containers which we understand are the property of the tenant. The site is currently used for storage of materials and vehicles.

The property has had a number of planning consents including temporary office and storage, warehousing and a car hire depot.

TENANCY

The property is currently let on lease for a term expiring on 30th June 2026 at a low rent of £54,500 per annum. Early vacant possession could be available.

Tenant	Site Area	Lease start	Lease end	Term	Next Review	Break Option Date	Annual rent (p.a.)
Cleshar Contract Services Ltd	0.62 Acres	01 July 2021	30 June 2026	5 years	No Reviews	Mutual rolling break on each anniversary with not less than 3 months notice	£54,500 pa

OPPORTUNITY

The property represents an opportunity for a purchaser to acquire the investment which has an income of £54,500pa. A rent at this level devalues to only £2 per sq ft which we consider is reversionary. There is also the opportunity to carry out a development of the site subject to planning consent. Further enquiries on the current planning policy should be made to Ashford Borough Council.

Rarely does an opportunity to acquire an open yard come available in the open market.



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EPC

None Required

TENURE

Freehold subject to the lease.

VAT

The sale may be transacted by way of a TOGC provided the property is acquired with the benefit of the income.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

PROPOSAL

Price on Application

Any offers will be subject to Anti Money Laundering checks.

CONTACT

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