

TRADE COUNTER/RETAIL WAREHOUSE



**Units 1 And 2 Byre House,
Cow Lane,
Wincheap Industrial Estate,
Canterbury,
Kent,
CT1 3RW**

409.7 sq m (4,410 sq ft)

LONG LEASE FOR SALE OR TO RENT

- ▶ Retail/Trade counter unit
- ▶ Located on the busy and popular Wincheap Industrial Estate
- ▶ Clear open plan accommodation with good natural lighting
- ▶ Allocated car parking



Location

The property is situated on Cow Lane at its junction with Maynard Road on the well established Wincheap Estate just off the A28 between the City Centre and A2.

The property is therefore well located for the main transport links with the A2 connecting to the M2 at Faversham approximately 8 miles.

Occupiers on the estate include Morrisons Supermarket, Go Outdoors, Screwfix, Howdens, Bamboo Tiger, Brewers and Euronics.

There is on site parking and further public parking on the estate.

Description

The property comprises an adjoined single storey retail/trade warehouse unit of steel portal frame construction providing open plan accommodation with excellent natural light throughout from clear roof panels.

To the rear are storage rooms, staff messroom and WC facilities.

Externally, there is a shared forecourt with 4 allocated parking spaces and a further 3 spaces to the rear.

The accommodation provides a total approximate gross internal area of **409.7 sq m (4,410 sq ft)**

Tenure

The property is available on either of the following terms:

To let on full repairing and insuring terms to be agreed at an initial rent of **£44,000** per annum exclusive of all other outgoings.

The long leasehold interest, with 47 years unexpired at a ground rent of £5,796 per annum, is available for purchase at offers in excess of **£300,000**.

Rates

According to the Valuation Office Agency website the property's description is "retail warehouse and premises" and the rateable value is £26,000.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

To be assessed



Viewing

By appointment, please contact:

Vaughan Hughes
07791 666629
01227 788088
vhughes@caxtons.com