



FREEHOLD INDUSTRIAL/WAREHOUSE UNIT

1,539 Sq Ft (143 Sq M) Over Two Floors

FOR SALE – NO VAT

**11 CASTLE ROAD BUSINESS PRECINCT, CASTLE ROAD,
SITTINGBOURNE, KENT ME10 3RP**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

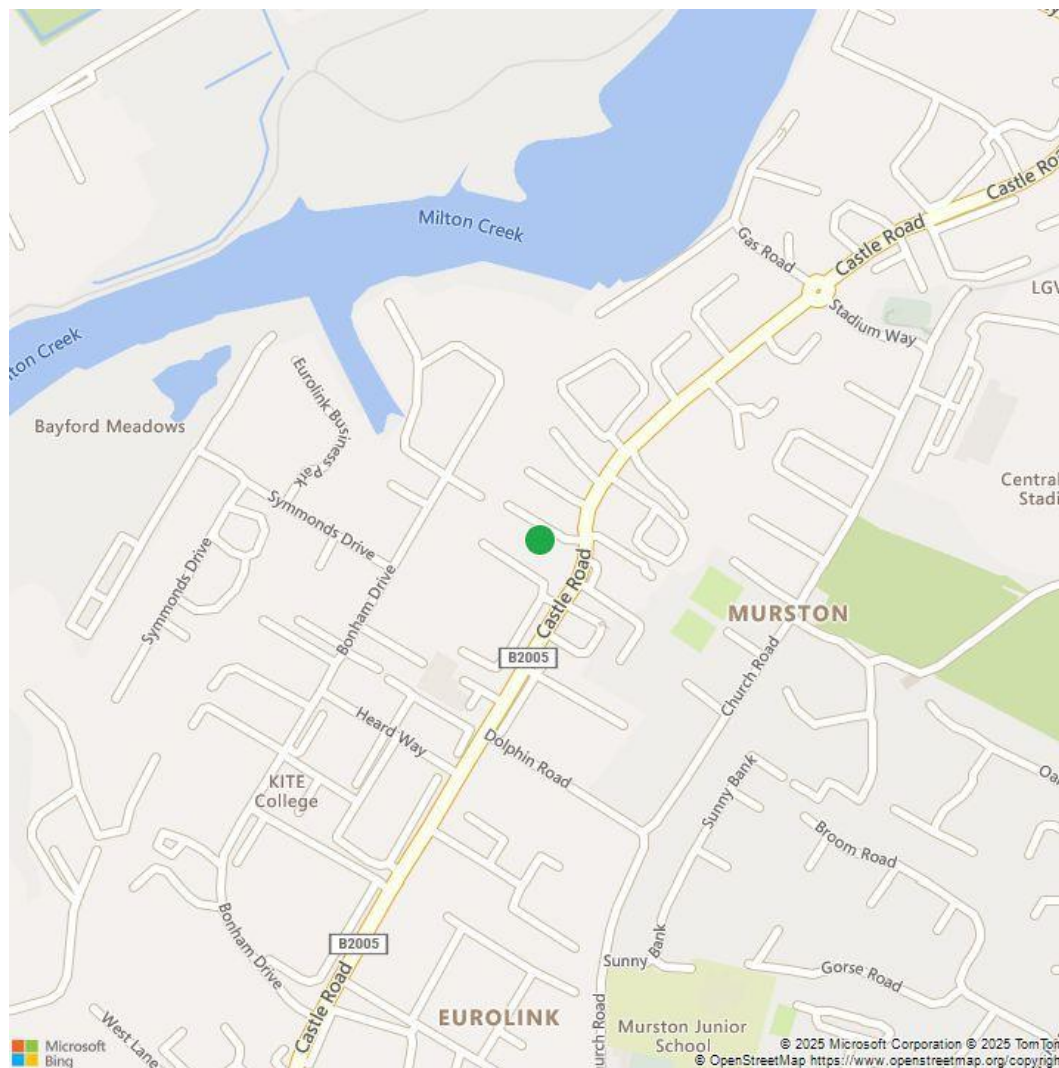


LOCATION:

Located to the north of the town centre, the Eurolink commercial area is Sittingbourne's main business estate and is one of north Kent's largest development areas.

The Castle Road Business Precinct is on the western side of Castle Road the main spine road serving Eurolink between Gallery Direct and the St Georges Business Park and approximately half way between Eurolink Way and Swale Way and approximately one mile north of the town centre.

The new Sittingbourne Northern Relief Road, Swale Way (B2005), provides a fast, direct link from the A249 at Grovehurst/Kemsley into Eurolink. The A249 in turn links to the M2 Jct 5 (6 miles) and M20 Jct 7 (12 miles), giving fast access to Maidstone, the Medway Towns and the Channel Ports, as well as to Sheerness Port about 6.5 miles to the north. The M25 (Jct 2) is about 28 miles away via the M2/A2.



DESCRIPTION:

- Mid terrace steel frame with brick outer walls and block inner walls to an approximate height of 6' (2 metres), and clad to upper elevations and roof with profiled and insulated steel sheeting incorporating translucent rooflight panels.
- The party walls are block to full height.
- Concrete floor
- Kitchenette and WC.
- UPVC double door access
- Full storage mezzanine.
- 2 car parking spaces to the front.

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ACCOMMODATION:

All areas are approximate gross internal:

Ground Floor:

Workshop / Warehouse / Kitchenette / WC: 769sq ft (71.4sq m)

Mezzanine Floor:

Storage: 770 sq ft (71.6 sq m)

Total: 1,539 sq ft (143 sq m)

SERVICES:

The unit has electricity, water and drainage.

SERVICE CHARGE:

To be levied to cover a proportion of the costs for managing and maintaining the common parts of the Castle Road Business Precinct. Current Service Charge is £300.00 pa.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the letting.

BUSINESS RATES:

Description: Offices and Premises

Rateable value: £9,200

UBR in £: 49.9p

Potential Rates Payable: £4,590.80, but potentially nil.

Currently there is full relief for premises with a rateable value of up to £12,000 if this is the tenants only commercial property.

Please note that in any event, interested parties are advised to make their own enquiries of Swale Borough Council Rates Department (01795 417850) to check that the provisional figure above is correct.

EPC:

The Energy Performance Asset Rating for this property is Band C (75).

The EPC for this property can be downloaded from Harrisons website.

SALE PRICE:

Sale Price: £185,000 for the freehold interest with vacant possession.

VAT:

The property is not elected for VAT, therefore VAT is **not** payable in addition to either rent or sale price.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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