



**Units 113,
Harvey Drive,
John Wilson Business Park
Whitstable,
Kent CT5 3QT**

WELL LET MODERN INDUSTRIAL UNIT PRODUCING £19,500
PER ANNUM EXCLUSIVE TO JANUARY 2029

FOR SALE

- ▶ Modern industrial unit on popular estate
- ▶ Mezzanine floor
- ▶ Currently producing an income of £19,500 per annum



Location

The property is situated on the well established and popular John Wilson Business Park just off the A2990 and about ½ mile from Chestfield mainline station and 2 miles from the centre of Whitstable.

An access point to the main A299 Thanet Way connecting to the M2 at Faversham is approximately 3 miles to the west. The city of Canterbury is 8 miles to the south.

Description

The property comprises a mid-terrace industrial/warehouse unit of steel frame construction with sloping flat roof and with part brick and part profile steel sheet clad elevations.

The specification includes 5m eaves and a full height roller loading door. 3-phase power can be provided

To the front is space for customer and staff parking and unloading.

Accommodation

Description	SQ M	SQ FT
Ground	89	960
Mezzanine	75	810
	164	1,770

NB: Stated areas are approximate and gross internal

Tenure

The property is currently let on a 5 year flexible lease expiring 31st January 2029 to Soft Touch Water Softeners Ltd with a sublet first floor to Happy TV on a coterminous sub lease.

The rental is £19,500 per annum exclusive.

The Licence includes provision for either party to terminate on 26 weeks notice.

Terms

The property is available to purchase with the benefit of the current tenancy for **£230,000**, reflecting a gross yield before costs of 8.48%.

VAT is payable, but the vendor has an option to delist the property for VAT if required by the purchaser.

Legal Costs

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

EPC Rating

D 96



Viewing

By appointment, please contact:

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