

Warehouse Investments For Sale



1-4 Ashmill Park
Ashford Road

LENHAM

Kent ME17 2GQ

Location

Lenham is 6 miles east of junction 8 of M20 motorway, 10 miles east of Maidstone and 9 miles west of Ashford. Lenham mainline railway station is 1.4 miles distant.

Description

A portal framed warehouse and office development built in 2002. Brick / block walls, profiled steel roof and tiled mansard. Sectional loading doors. Working height 20 ft 4in. 3 phase power. Alarm. Warehouse and office heating. Additional mezzanine. 32 car parking spaces (1:260 sqft).

Units 1 & 2 Warehouse	3 212
Offices G	1 221
Offices F	<u>1 269</u> 5 702
Unit 3 Warehouse	1 303
Unit 4 Warehouse	<u>1 303</u>
Total	8308 sqft

Terms

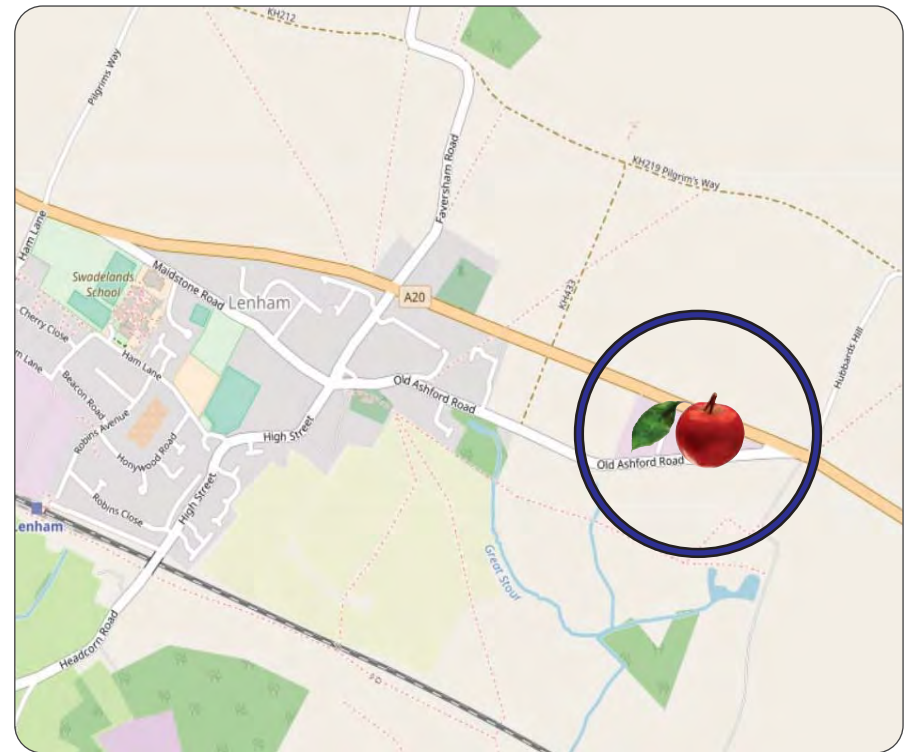
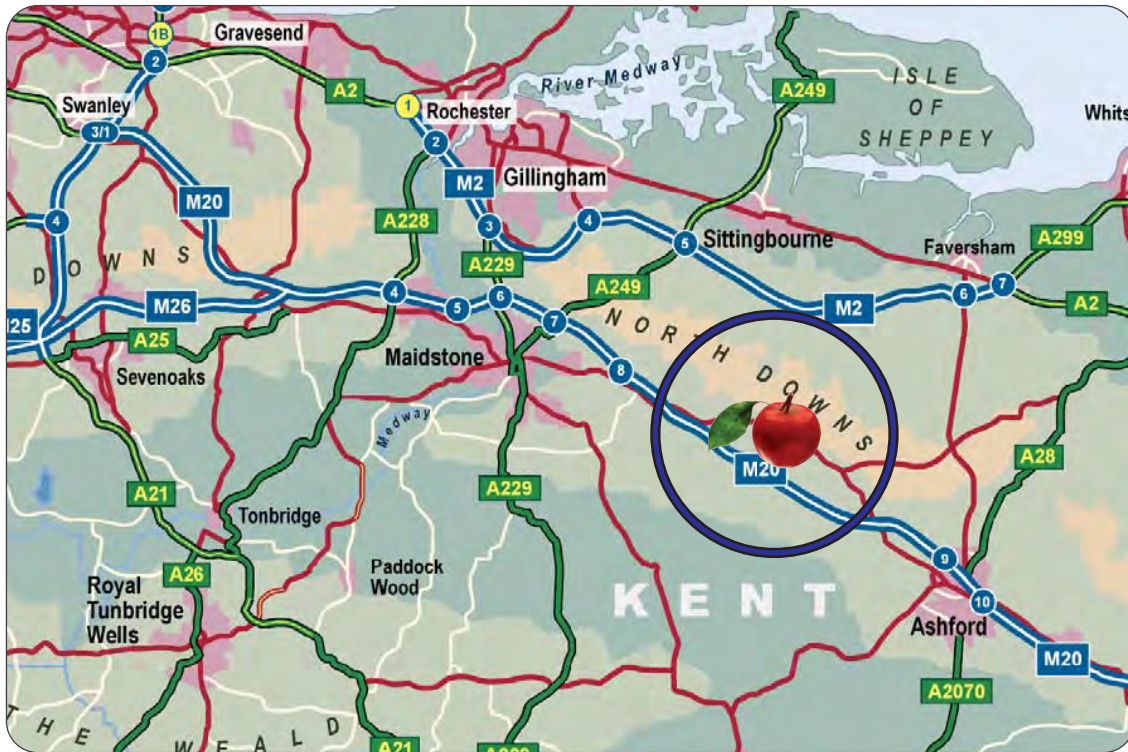
For sale freehold individually or as a whole:

		Gross yield
Combined	£1,010,000	6.5 -> 6.8%
Unit 1&2	£650,000	7%
Unit 3	£180,000	6.5%
Unit 4	£180,000	5% -> 6.5%

Plus vat, subject to contract.



Unit 1&2	£650,000
Unit 3	£180,000
Unit 4	£180,000
Combined	£1,010,000
6.53% rising to 6.80%	
£122 per sqft	




CORE
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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

Core Commercial Limited, Unit 11 Offices, Dana Estate
Transfesa Road, Paddock Wood, Kent TN12 6UT

Tenancies

Units 1 & 2. Let to Worldwind Music Limited for a term of 10 years from completion at a commencing rent of **£45,330** pa (£7.95 psf) subject to 5 yearly reviews. Photographic schedule indicating current condition. No tenant breaks.

Unit 3. Let to Worldwind Music Limited for a term of 6 years from completion at a commencing rent of **£11,660** pa (£8.95 psf) subject to 3 yearly reviews. Tenant break at end of 3rd year. Photographic schedule.

Unit 4. Let to Matthew and Lorraine Miller for a term of 5 years from Feb 2016 (Expires Feb 2021) at **£9,000** pa (£6.90 psf). Outside 1954 Act. Rental Value £11,660 pa.

Tenants

Worldwind Music Limited started 32 years ago and is the home to Trevor James woodwind and brass instruments, a successful multi-award award winning specialist brand name currently distributed to 57 countries as well as the distributor for Nuboo luxury flute case covers, Wallace Mutes, Kurioshi woodwind, Bari Mouthpieces, BG woodwind accessories, Artemis Brasswind & Supersensitive strings.

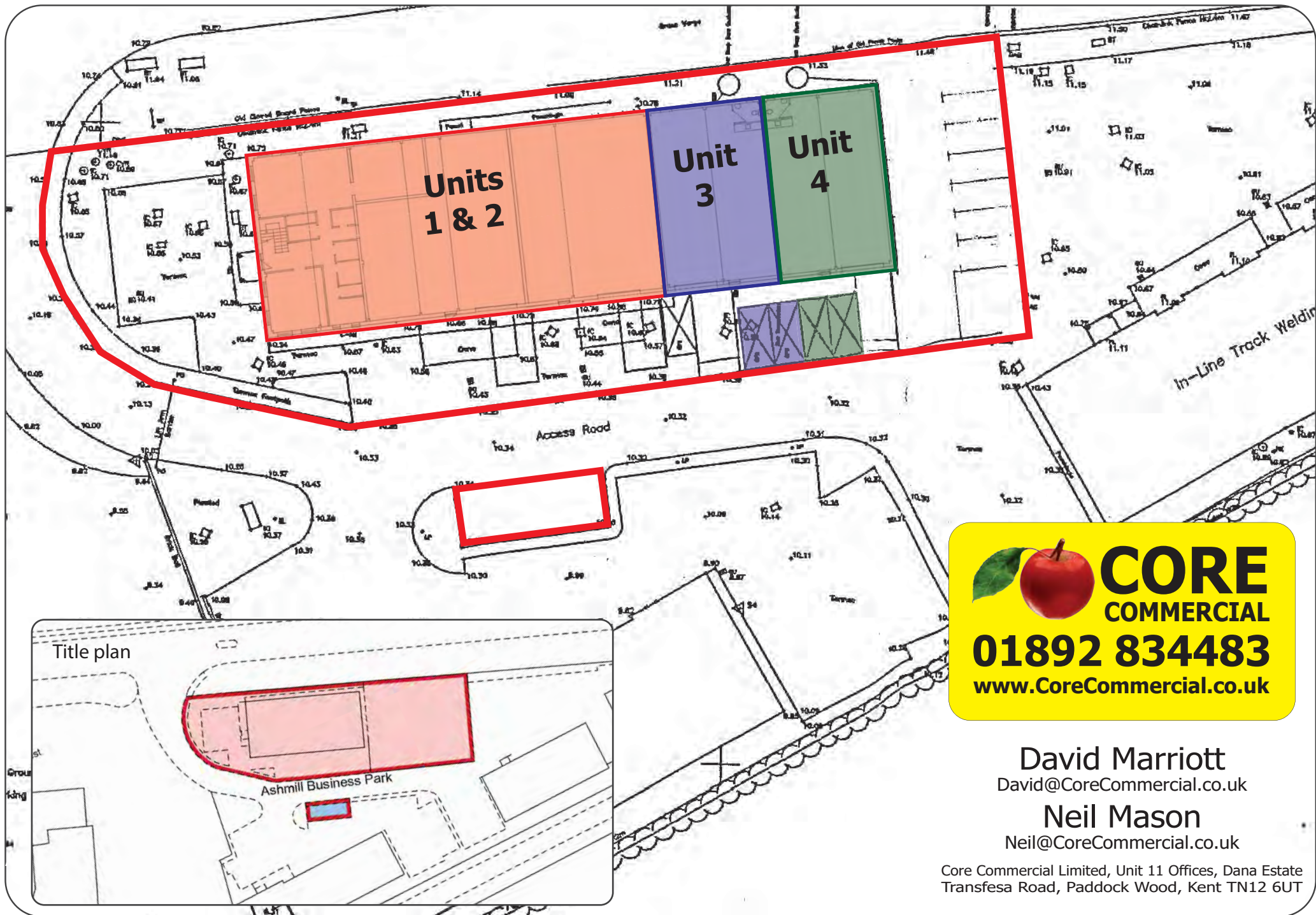
www.WorldWind.co.uk

Accounts	3/16	3/17	3/18*
Turnover	£3,446k	£3,488k	£4,629k
Pretax profits	£172k	£236k	£243k
Equity	£426k	£583k	£672k

* Consolidated group management accounts.

Matthew and Lorraine Miller trading as KSE Home Improvements are Installers of Aluminium Bi-fold & Sliding Doors, Roof Lanterns, PVC Windows & Composite Doors and started 8 years ago. Rent deposit £2,700.





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