

Warehouse Investment For Sale

CORE
COMMERCIAL
01892 834483 

32 Chapman Way

TUNBRIDGE WELLS

Kent TN2 3EF

Location

Tunbridge Wells lies about 35 miles south of London, 12 miles south of junction 5 of the M25 on the A21. The property is located on the High Brooms Estate 1.2 miles off the A21.

Description

A high quality business unit built in 2005 of clear span steel portal frame construction. 19'6" eaves (21'10" peak). 3 Phase power. Tea point. Toilet. Mains Gas. Lighting. Double glazed windows. Roller shutter door and separate personnel door. 4 car parking spaces plus loading in front of loading.

Ground	2,035
First	<u>193</u> 2,228 sqft

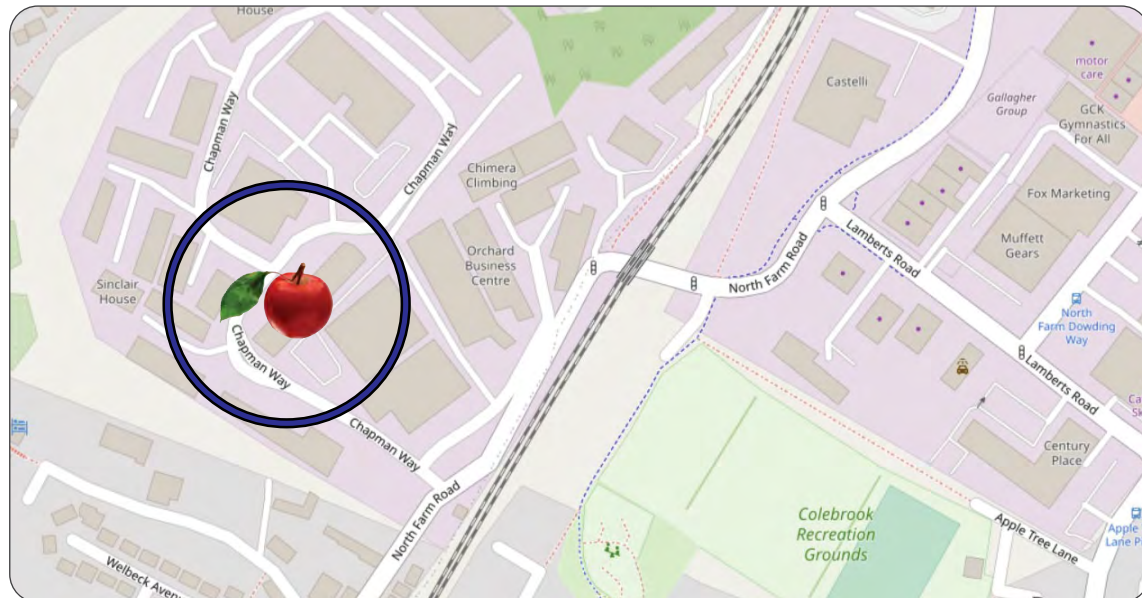
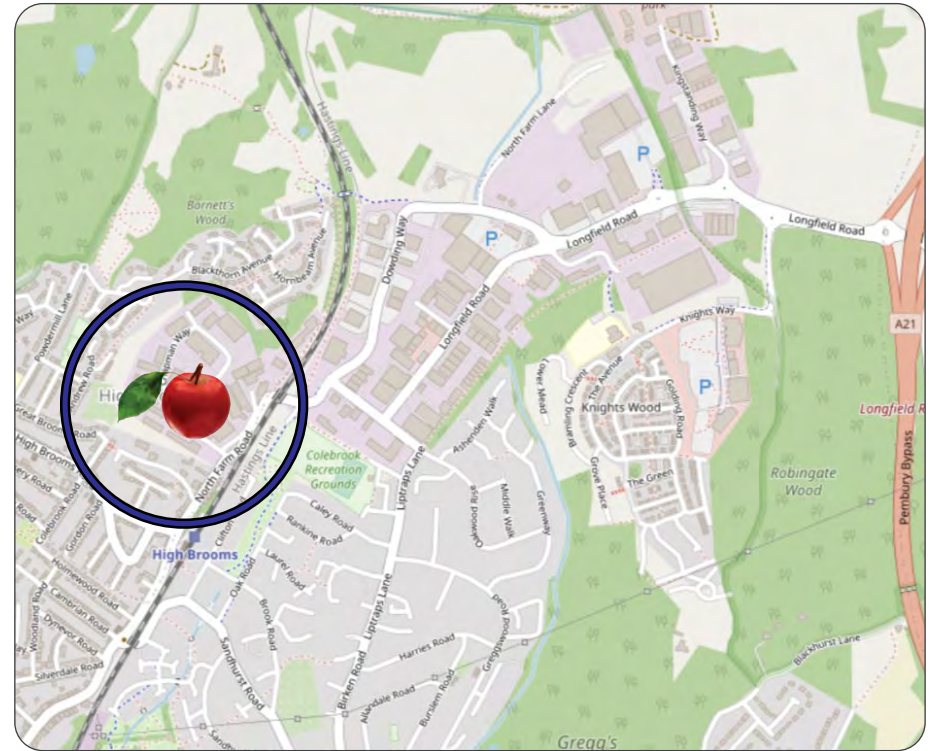
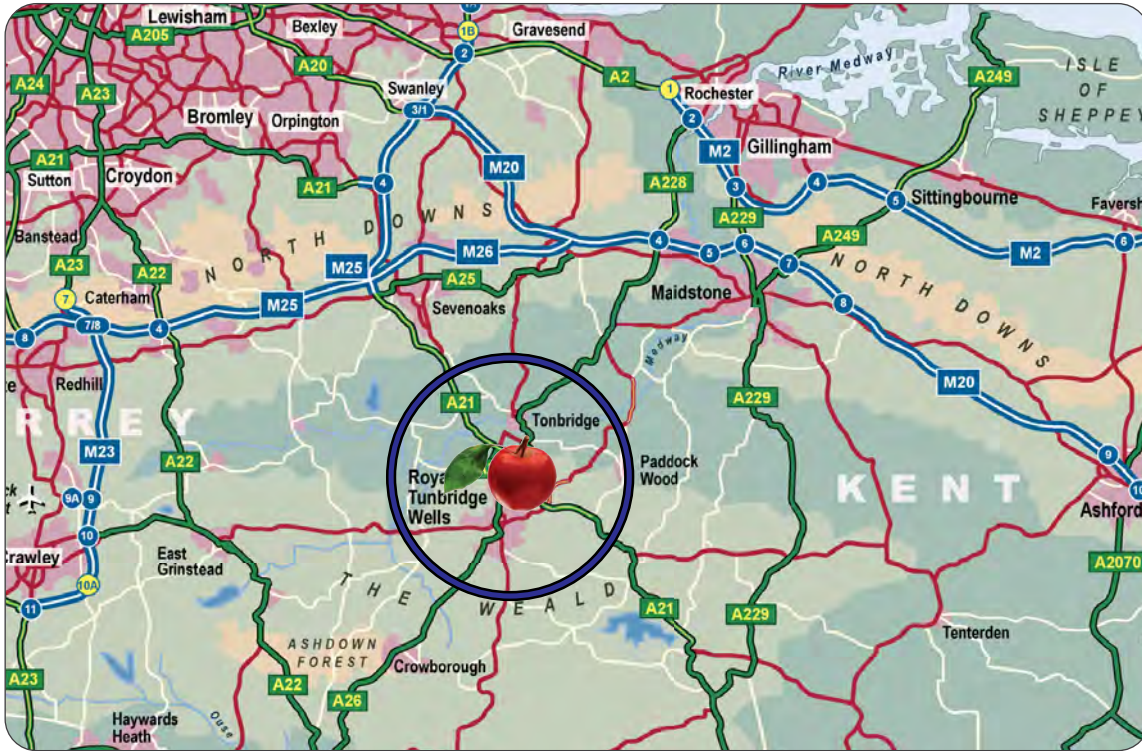
Tenancy

Let to **Williams Trade Supplies Limited** (trade plumbing and heating supplies) at **£25,500** pa for 10 years, from May 2017 to 11th May 2027 on a full repairing lease. Accounts for year ending November 2023 showed net assets of £22m, a turnover of £126m and pre tax profits of £104,000.

For sale Freehold at offers over **£395,000** plus vat, subject to the letting, equating to £175 per sqft, a gross initial yield of 6.46%.



6.46% gross initial yield
2,228 sqft



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.

Or contact our joint agents
durlings
 01892 552500



**chartered surveyors
 and property consultants**

**CORE
 COMMERCIAL**
01892 834483
www.CoreCommercial.co.uk

Neil Mason
 Neil@CoreCommercial.co.uk

David Marriott
 David@CoreCommercial.co.uk

Core Commercial Limited, Webbs Court,
 1 Buckhurst Avenue, Sevenoaks, Kent TN13 1LZ

