

Trade units & site / investment for sale

Chart Road
Cobbs Wood

ASHFORD

Kent TN23 1EL

Location

Located fronting the A28 trunk road between Ashford and Tunbridge Wells at its junction with Brunswick Road about 1 mile from junction 9 of M20 motorway

Description

A prominent property comprising a former hire depot, currently vacant and a builders merchant and car sales plot let on short leases.

Hire depot

Workshop	4,110
Office / store	1,770
Mezzanine	<u>720</u>
	6,600 sqft
Site area approx	0.87 acre

Plumb Centre

Warehouse	3,910 sqft
Tenant has erected mezzanine floor & shed	
Site area approx	0.52 acre

Car sales

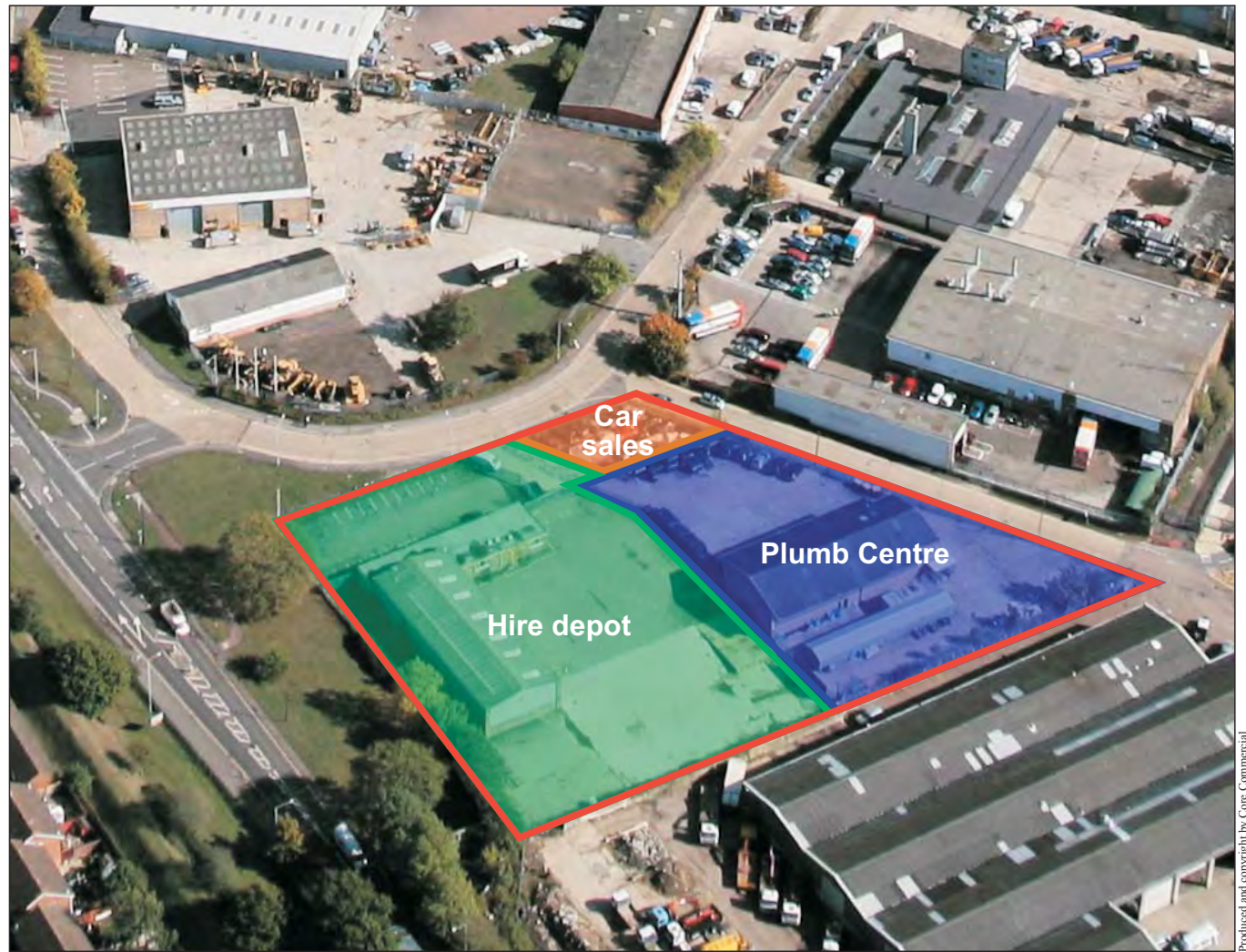
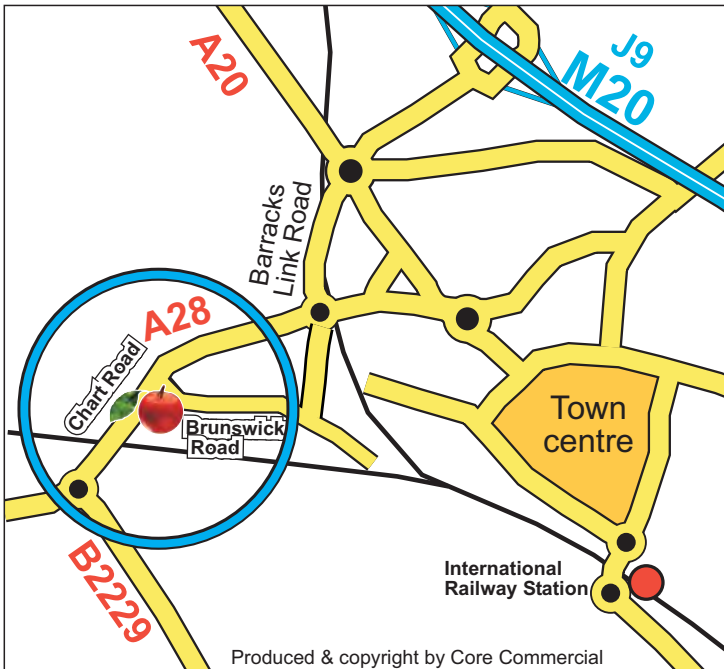
Site area **2,800 sqft** (approx 0.06 acre)

Total site area **1.49 acres (0.6 Ha)**

Tenure

Freehold. The Plumb Centre is let to Wolseley Plc at £31,500 pa and the car sales lot let to DCD Autos outside 1954 Act at £5,040 pa, both for a further 4 years. Rateable values £30,250, £34,500 and £2,950 combined £67,700





Terms

For sale freehold. £950,000 plus vat, subject to contract.

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

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