

Commercial Investment For Sale

St Michael's Close, Aylesford

MAIDSTONE

Kent ME20 7XE

£1,500,000

Net initial yield 8.37%
Rising to 12.85%

Location

Aylesford lies to the northwest of Maidstone approx 30 miles from Central London. The property is situated off Forstal Road an established business location, 1.4 miles to Junction 6 of the M20 motorway.

Description

Three portal frame warehouses a 3 storey office block, concrete batching plant and open storage sites on a commercial site of approx 3.6 acres.

Accommodation

Description	Built sqft	Land (net) sqft (approx)
1 Trade warehouse	5,670	
2a Warehouse	6,830	
2b Warehouse & office	8,020	
3 Offices	4,385	
4 Concrete batching		30,000
5 Waste management		35,000
	24,905	65,000

Terms

1 ~ Let to DS Commercials (UK) Limited outside 1954 Act for a term to 05/05/2014 at £30,800 pa
2 ~ Let to Eclats Holdings Limited outside 1954 Act for a term to 15/09/2021 at a current rent of £60,000 rising to £70,000 in 09/2013 then £75,000 in 09/2014. Review and mutual break on 16/09/2016.

3 ~ Occupied by Brett Group. Terms to be agreed.
4 ~ Let to Brett Concrete Limited for a term to 01/06/2018 at £20,000 pa

5 ~ Let to Viridor Waste Management Limited for a term to 20/06/2030 at £1 pa.

Price: **£1,500,000** plus vat, subject to contract

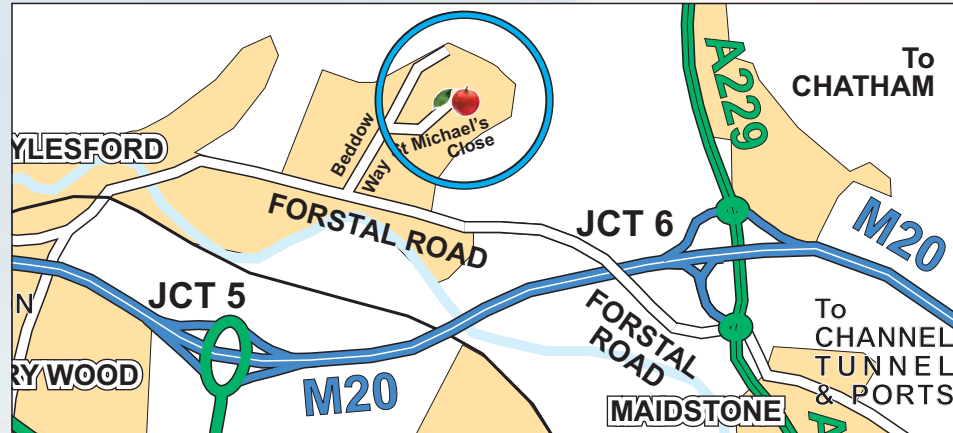


	Tenant	Sqft	£ Current	£ ERV
1	DS Commercials	5,670	30,800	30,800
2	Eclats Holdings	14,850	60,000	70,000
3	Brett Group	4,385	22,000	38,000
4	Brett Concrete	30,000	20,000	30,000
5	ViridorWaste	35,000	1	35,000
			132,801	203,800

25,000 sqft

3.6 acre site

(13.3 acres gross)



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