

Investment For Sale



Unit 1 Larkstore Park Lodge Road **STAPLEHURST** Kent TN12 0QY

Location

Staplehurst lies on the A229 about 10 miles south of Maidstone. Staplehurst mainline railway station is just a few hundred yards from the property which fronts Lodge Road.

Description

Clear span portal framed warehouse having profile steel cladding with roof lights and double glazed windows to front and side. Fitted showroom and offices. 3 phase power. Toilets & kitchen point. Roller shutter door. Central heating. Three parking spaces to side plus owned grassed area to front.

Ground Floor	1,004	
First Floor Offices	<u>900</u>	
Total		1,904 sqft

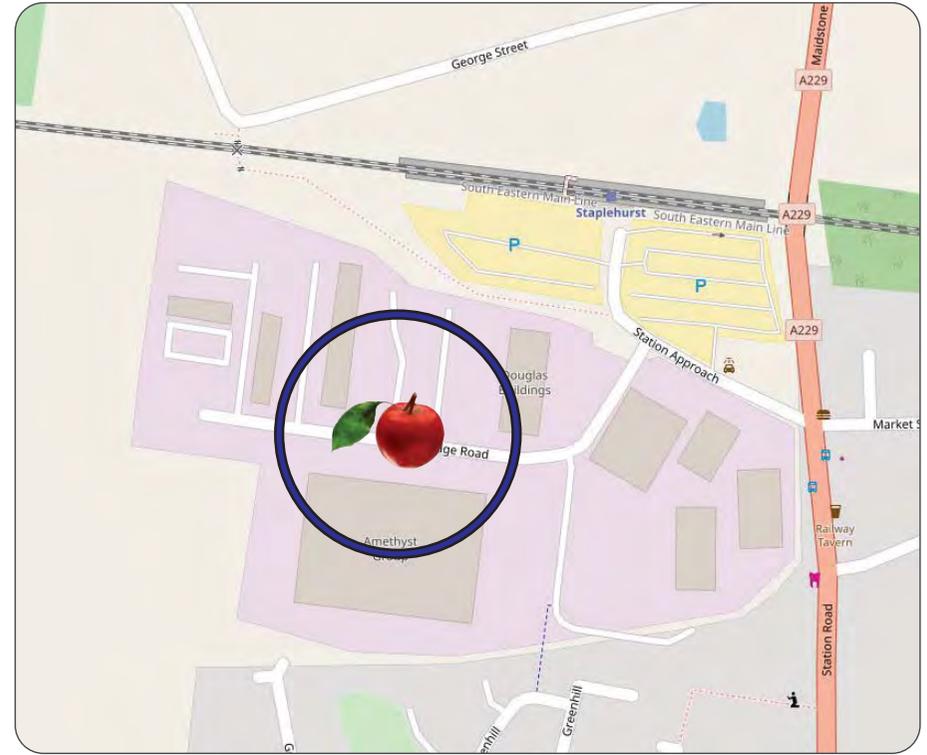
Terms

Let at **£17,000** pa (£8.90 psf overall) to The Greenwood Stove Company Limited (with personal guarantee) on a FR&I lease outside 1954 Act to 21-08-2023 (4 years unexpired). Rent review and tenant break Sept 2021.

For Sale Freehold at **£235,000** (gross yield of **7.23%**), NO VAT, subject to contract. No business rates payable.



£235,000
7.23%
1,904 sqft




CORE
COMMERCIAL
01892 834483
www.CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk
Neil Mason
Neil@CoreCommercial.co.uk

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

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