

MULTI-LET INDUSTRIAL INVESTMENT OPPORTUNITY SUITABLE FOR PRIVATE INVESTORS OR OWNER OCCUPIERS



INVESTMENT SUMMARY

- Located in the affluent town of Aylesham in the county of Kent.
- Situated within Aylesham Industrial Estate at the corner of Cooting Road and Covert Road.
- Established industrial location
 Just 3 minutes drive from the A2
 Dover Road.
- Freehold.
- Multi let across four units producing a total income of £77,095 per annum.
- Offers in excess of £975,000
 (NINE HUNDRED AND SEVENTY
 FIVE THOUSAND POUNDS)
 subject to contract and exclusive
 of VAT.
- A purchase at this level will reflect a **net initial yield of 7.47%** after purchasers costs of 5.73%

LOCATION

Aylesham is an affluent town and established industrial location situated in the county of Kent, Southeast England. The town is located approximately 8 miles (12.8 km) northeast of Folkestone, 10 miles (16.1 km) south of Canterbury, 13 miles (20.9km) east of Ashford and 69 miles (111.1km) southeast of London.

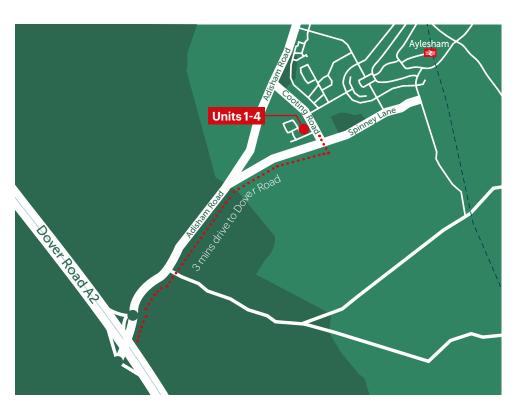
Road communications are excellent with the A2 (Dover Road) linking Aylesham directly to Dover and the international ferry network in the south and the M2 motorway in the north.

Rail links are also strong with Aylesham railway station providing regular direct services to London Victoria in an approximate journey time of 1 hour 42 minutes.

SITUATION

The subject property is situated at the corner of Cooting Road and Covert Road within Aylesham Industrial Estate less than 3 minutes' drive east from the A2 (Dover Road).







DESCRIPTION

The subject property comprises a purpose built 9,895 sq ft multi let warehouse split into 4 individual units. The property is of portal frame construction with brick elevations.

Unit 1 benefits from a yard area fronting onto Covert Road providing approximately 12 parking spaces. Principal access for units 2-4 fronts onto Cooting road.

TENURE

The property is held freehold.







ACCOMMODATION & TENANCY

The property is multi let producing a total current income of £77,095 per annum in accordance with the tenancy and accommodation schedule below:

Unit	Tenant	Area sq ft	Area sq m	Lease Start	Lease Expiry	Break Date	Current Rent P/A	Rent psf	ERV psf	EPC Rating	Comments
1	Fudge Kitchen	3,500	325.16	25/01/2025	24/01/2033	25/01/2029	£45,000	£8.00	£8.00	ТВС	Tenant has been in occupation for over 10 years. Reversionary lease agreed starting in Jan 2025. 9 months rent free from Jan 2023. Vendor will top up rent to the Jan 2025 start date.
2		2,125	197.42							TBC	
3	Sarah Knight	2,125	197.42	03/11/2021	02/11/2031	03/11/2026	£16,000	£7.50	£8.00	TBC	
4	Bioteknik (South East) Ltd	2,145	199.28	01/12/2022	30/11/2027	01/03/2024	£16,095	£7.50	£8.00	TBC	
TOTAL		9,895	919.26				£77,095				





Value added tax will be applicable to the sale of this property.

PROPOSAL

Offers in excess of £975,000 (NINE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS) subject to contract and exclusive of VAT.

A purchase at this level will reflect a **net initial yield of 7.47%** after purchasers costs of 5.73%.



FURTHER INFORMATION

Should you wish to view the property or require any further information please contact the joint agents.

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Subject to contract and exclusive of VAT

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