

# Industrial Investment For Sale

**CORE**  
COMMERCIAL  
01892 834483



## 1-5 Cooting Road **AYLESHAM** Kent CT3 3EP

### Location

Situated on the established Aylesham estate 8 miles from Canterbury with easy access to the dualled A2 London to Canterbury and Dover road.

### Description

A multi-let industrial investment in three sections on a site of 0.55 acre (24,000 sqft). The buildings are all of portal frame construction, asbestos cement roofs and brick or profiled steel cladding. Roller shutter doors. 3 phase power. 24 hour usage.

### Tenancies

Unit	Tenant	Sq ft	Current Rent
1	Fudge Kitchen	3,500	£13,776
2	French Chateau	2,125	£6,000
3	Globe Photo	2,125	£7,800
4	A Signs	2,145	£7,392
5	Audi Tech	<u>3,947</u>	<u>£10,500</u>
		13,842	<b>£45,468 pa</b>

Fixed increases to £48,768 and an estimated market rental value\* of £75,000 (£5.50 psf).

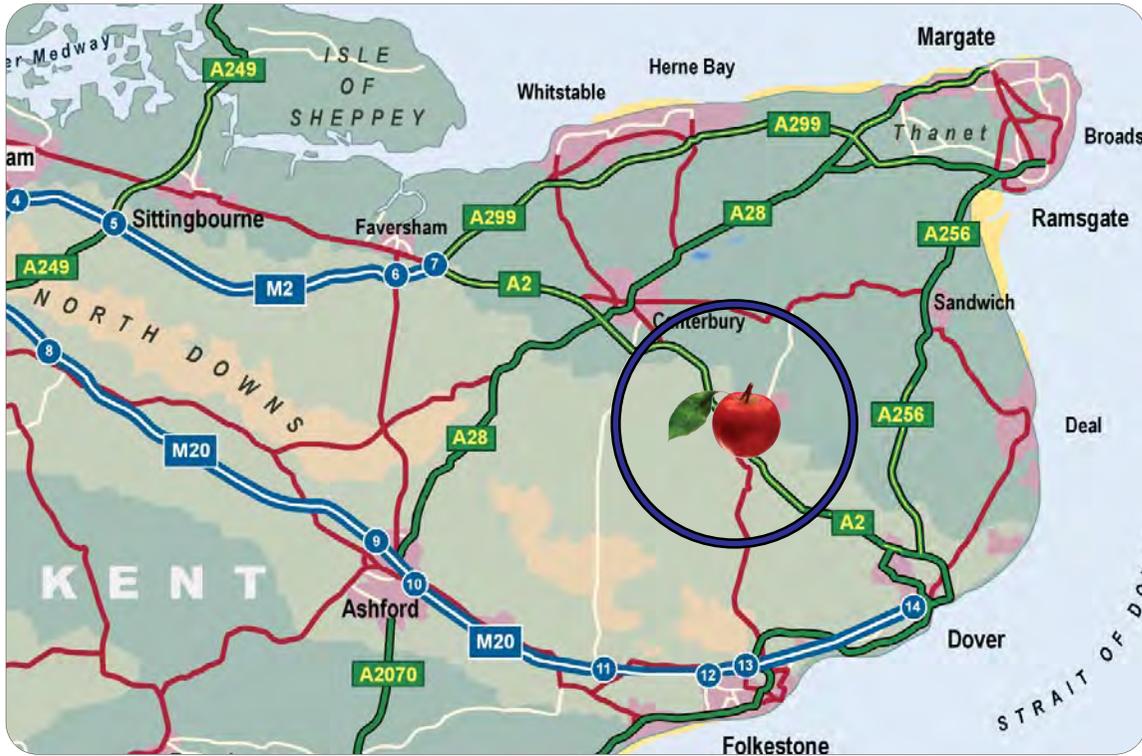
### Terms

Fully let investment for sale freehold at offers over **£695,000 plus vat**, subject to contract reflecting a gross initial yield of **6.5%** rising to an estimated **10.8%**, **£50.20** per sqft overall.



**£695,000 plus vat**  
**6.5% rising to 10.8%**  
**Let at just £3.30 psf**

Archive aerial photo



Unit 5 and yard



Rear access to units 1-4

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[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

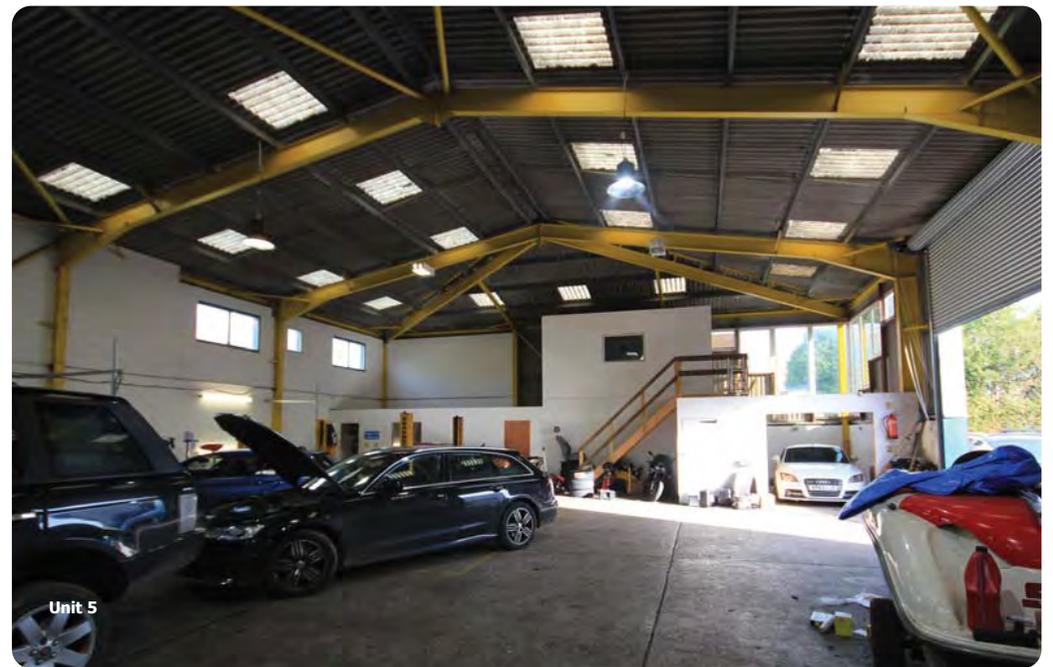
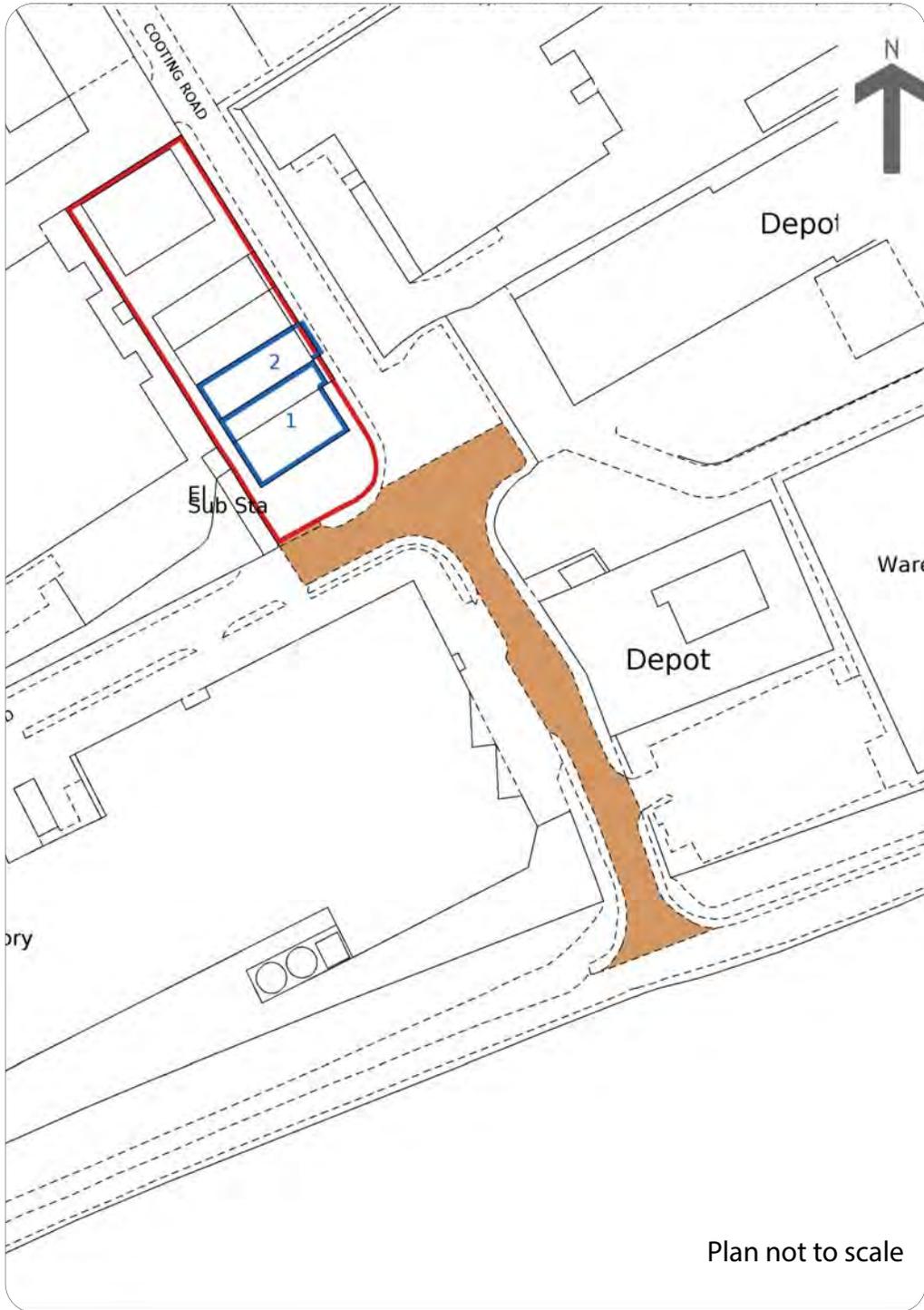
David Marriott  
David@CoreCommercial.co.uk

Neil Mason  
Neil@CoreCommercial.co.uk

or joint agent Adrian Macarty 07770 368746

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.

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



### Unit 1

Fudge Kitchen Limited [www.fudgekitchen.co.uk](http://www.fudgekitchen.co.uk)

3,500 sqft

£13,776 rising to £14,276 in Jan 2023, expires Jan 2025.

Tenant's break option 24 Jan 2020.

### Unit 2

French Chateaux Limited

2,125 sqft

£6,000 rising to £6,500 Jan 2023, expires Jan 2025.

### Unit 3

Globe Photo Inc. [www.globephotos.com](http://www.globephotos.com)

2,125 sqft

£7,800. Expires Aug 2022.

Tenant's break option 31 Aug 2021 on 3 months' notice.

### Unit 4

A Signs & Embroidery Limited [www.asignsandembroidery.co.uk](http://www.asignsandembroidery.co.uk)

2,145 sqft

£7,392. Expires May 2022

Tenant's break option 15 May 2020 on 3 months' notice.

Rent deposit of £2,018 held.

### Unit 5

Audi Tech Limited [www.audi-tech.com](http://www.audi-tech.com)

3,947 sqft

£10,500 rising to £12,800 July 2020, expires June 2024.

Rent deposit £2,700 held

Total area 13,842 sqft £45,468 pa (£3.30 psf overall).

Fixed increases to £48,768 and an estimated open market rental value with vacant possession\* of £75,000 (£5.50 psf).

Standard Law Society leases. Copies available in PDF format.

