

An aerial photograph of an industrial estate with several large, interconnected buildings and parking areas. The image is overlaid with a semi-transparent green filter. The text is centered over the middle of the image.

UNITS 1-4
COOTING ROAD
AYLESHAM, CANTERBURY CT3 3EP

**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.



Units 1-2



Unit 3

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	TBC	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				



Units 1-4



Unit 3

VAT

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.

Joseph Rantor

josephrantor@lewisandpartners.com
07976 599 374

Steven Lewis

stevenlewis@lewisandpartners.com
07785 236 209

Neil Mason

neil@corecommercial.co.uk
01892 834 483



Lewis & Partners LLP
15/19 Cavendish Place,
London W1G 0QE

Tel: 020 7580 4333
www.lewisandpartners.com



Nettlestead House,
Maidstone Road,
Paddock Wood, Kent TN12 6DA

www.corecommercial.co.uk

Subject to contract and exclusive of VAT

LEWIS & PARTNERS LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENT THEY ARE GIVE NOTICE THAT:-

1. These particulars do not constitute any part of the offer for sale or contract for sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Lewis & Partners LLP or the vendors or lessors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. Lewis & Partners LLP have not measured the property and have relied upon clients information. Therefore Lewis & Partners LLP give no warranty as to their correctness or otherwise and the purchasers must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do Lewis & Partners LLP nor any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of MAY 2023