

# UNITS 1-3 COOTING ROAD

AYLESHAM  
CANTERBURY  
CT3 3EP

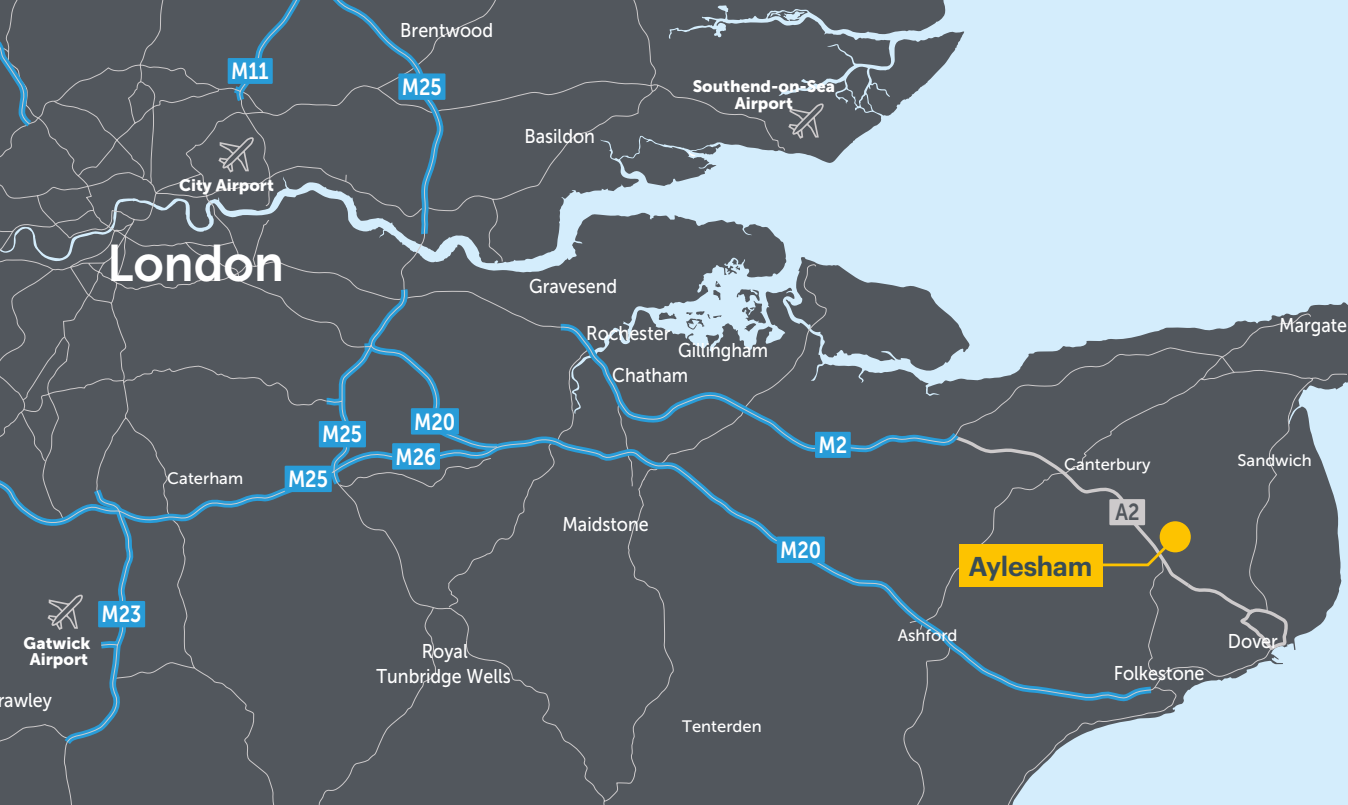
REVERSIONARY MULTI-LET  
INDUSTRIAL INVESTMENT OPPORTUNITY



# 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 three units producing a total income of **£61,000 per annum**.
- ➔ Offers in excess of **£800,000 (EIGHT HUNDRED THOUSAND POUNDS)** subject to contract and exclusive of VAT.
- ➔ A purchase at this level will reflect a **net initial yield of 7.34%** and a potential **reversionary yield of 8%** after allowance for SDLT costs of 3.76%.





## 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).





Unit 1



Unit 2

## DESCRIPTION

The subject property comprises a purpose built 7,750 sq ft multi let warehouse split into 3 individual units. The property is of a portal frame construction with brick elevations.

Units 1 and 2 benefit from a yard area fronting onto Covert Road, providing ample car parking. Principal access for unit 3 fronts onto Cooting road.

## TENURE

The property is held freehold.



## TENANCY & ACCOMMODATION

The property is multi-let across three units producing a total current income of £61,000 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	£8.50	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	£8.50	TBC	
<b>TOTAL</b>		<b>7,750</b>	<b>720</b>				<b>£61,000</b>				



# VAT

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

# PROPOSAL

Offers in excess of **£800,000 (EIGHT HUNDRED THOUSAND POUNDS)** subject to contract and exclusive of VAT.

A purchase at this level will reflect a **net initial yield of 7.34%** and a potential **reversionary yield of 8%** after allowance for SDLT costs of 3.76%.

# FURTHER INFORMATION

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

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## SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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