

**PROMINENT SURFACED SITE
FOR OPEN STORAGE/ROADSIDE USES/RESIDENTIAL
REDEVELOPMENT (SUBJECT TO PLANNING)**

0.55 Acres (0.22 Hectares)

FREEHOLD

**GROVEHURST CARS SITE, KING STREET (OFF GAS ROAD),
SITTINGBOURNE ME10 2QS**

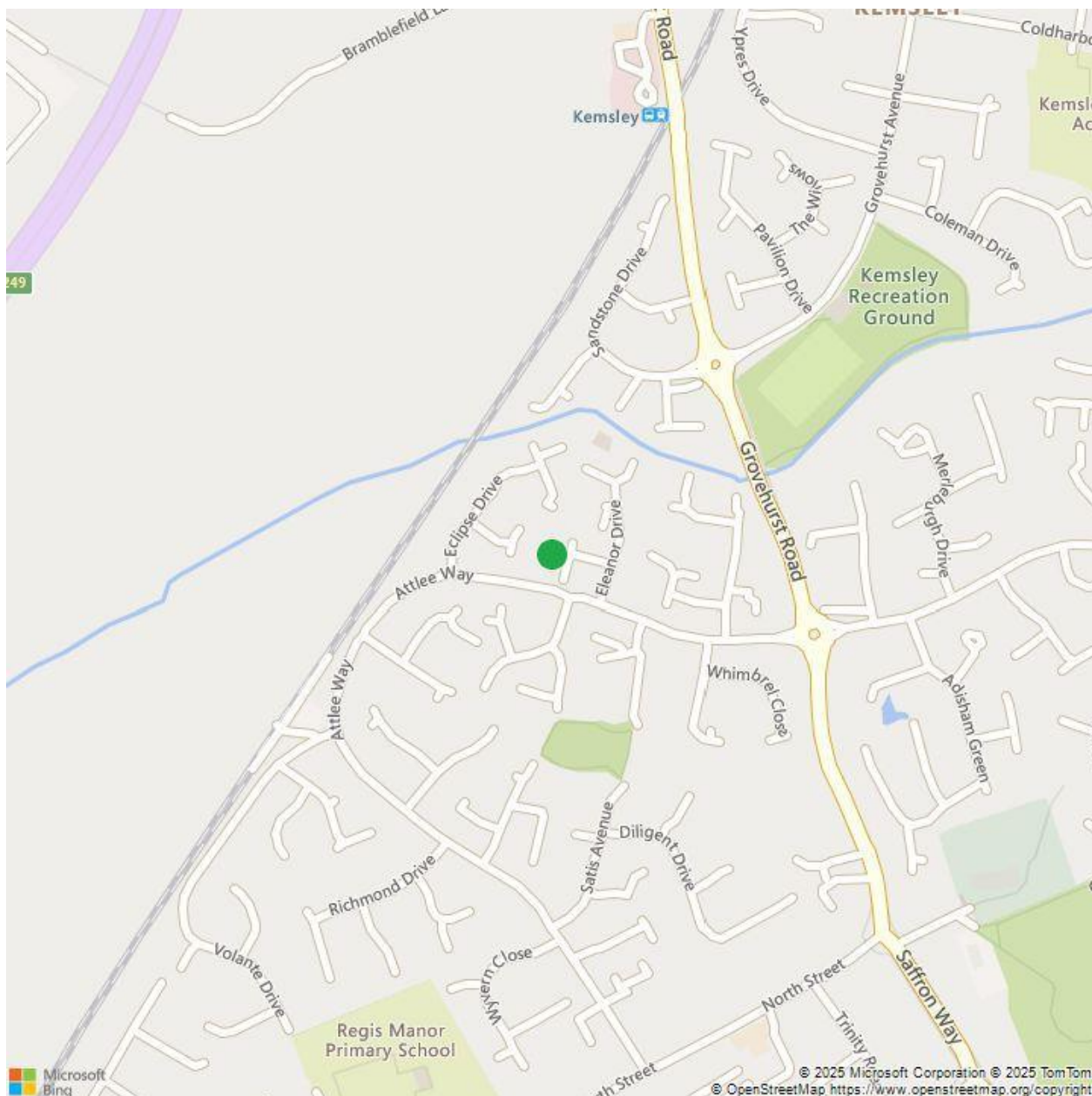
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The site occupies a prominent position fronting Mill Way (access via King Street) adjacent to the BP petrol filling station and residential development at Jupiter Road. Sittingbourne town centre together with the mainline railway station and shopping facilities is a short distance to the south as is the Sittingbourne Retail Park and Morrisons supermarket. There is good access from the A2 to the A249 and Junction 5, M2 thereafter Junction 7, M20.



DESCRIPTION:

The site comprises a mainly regular shaped site which is surfaced and securely fenced and gated. We are advised there is electricity, water supply and drainage on site. The site would lend itself to open storage uses, car rental or other clean open storage uses.

ACCOMMODATION:

We are advised that the approximate site area is 0.55 acres.

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TERMS:

The site is for sale freehold, however, we understand that a small section of the site in the top north east section (marked 1 edged blue on the below title plan) is reserved under a lease to a telecommunications provider. Rental is a peppercorn.

PRICE:

Offers in excess of £900,000 for the freehold interest.

We are advised that the sale will not attract VAT.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

Existing use as a car sales site.

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Car sales land & premises

Rateable Value (2023): £44,250

UBR in £: 49.9p

Potential applicants are advised to check with the Local Rating Authority Swale Borough Council for the actual business rates payable.

EPC:

An EPC is not required.

VIEWING:

Jonathan Creek

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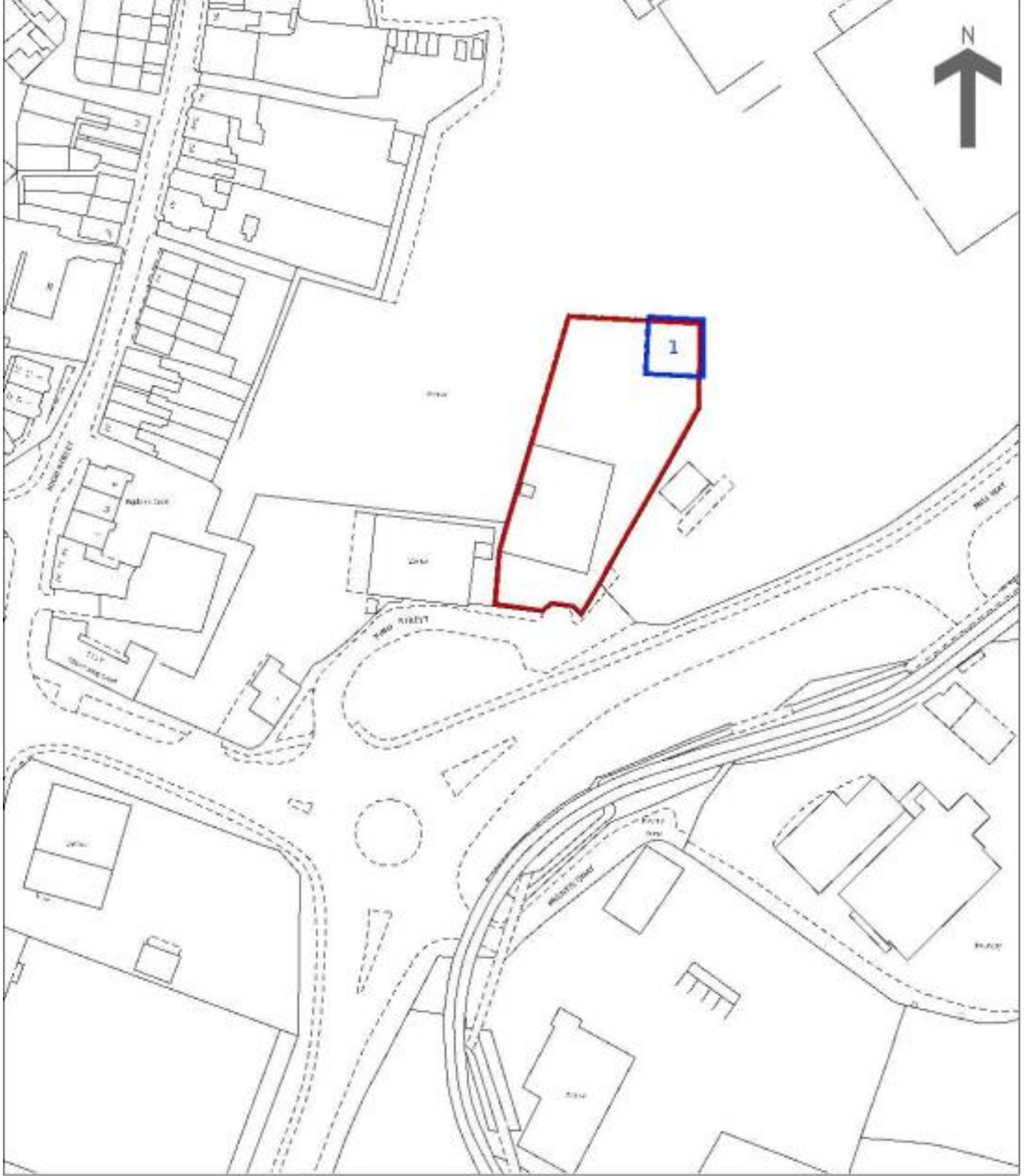
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HM Land Registry
Official copy of
title plan

Title number **K816994**
Ordnance Survey map reference **TQ9064SW**
Scale **1:1250**
Administrative area **Kent : Swale**



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1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

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4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

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7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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