



TO LET
STORAGE BUILDING
NR. BADLESMERE
FAVERSHAM
KENT ME13 0NP

A former grain store/workshop building surrounded by a good sized yard area with secure loading doors and concrete floor throughout.

Storage Building – 5,900ft²

GUIDE RENT: - £17,500 per annum

LOCATION

The former grain store is located on the outskirts of the village of Badlesmere in a rural location just to the west of the A251 which runs between Faversham and Ashford. Faversham is only 5 miles to the north and provides a comprehensive range of day to day amenities such as supermarkets, schools and leisure facilities along with a mainline rail station with access into London in just over an hour.

Ashford (10 miles south) also provides a comprehensive range of facilities and amenities and benefits from an international rail link with services to London in approximately 37 minutes and easy access to the Continent.

There are good national motorway network road links at both Faversham and Ashford via Junction 6 of the M2 and Junctions 8 & 9 of the M20 which provide good access to the rest of the County and the Country if required.

Please see the Location Plan overleaf for the exact location of the storage unit in relation to the surrounding towns and villages.

DESCRIPTION

The former grain store/workshop is a detached building of steel portal frame construction clad in corrugated steel sheeting with sliding loading doors to the front, concrete floor and personal door into a small workshop area. The building extends in total to 5,900ft² and has both electricity and water connected.

ACCESS & PARKING

Access will be directly from the road to the south via an access gate in the south western corner of the yard which takes you directly to the front of the building. There is plenty of parking for vehicles if required.

SERVICES

The unit is connected to mains electricity and mains water, although these are on a single supply and meters will be required to be installed by the Tenant upon occupation.

BUSINESS RATES

The building is currently not rated by the Valuation Office Agency although it should be noted that the Tenant will be responsible for any rates if and when they are applicable.

PHOTOGRAPHS

The photographs were taken in July 2020.

GUIDE RENT

Storage Building - **£17,500 per annum**

LEASEHOLD

The terms of the letting are a matter to be discussed and agreed between the applicants and the Landlord. However, the Landlord will require the following:-

- Term – The Lease term will be for a term of 3 years with a yearly break clause.
- Repair – On vacation of the unit it will be returned to its original state of repair.
- Rent – Payable monthly in advance.
- Outgoings – All further outgoings will be the responsibility of the Tenant. This includes Business Rates, water and electricity which will need to be metered by the Tenant upon occupation.
- Insurance – The Tenant will be responsible for insuring their contents and the Landlord will insure the structure of the building.

VIEWING

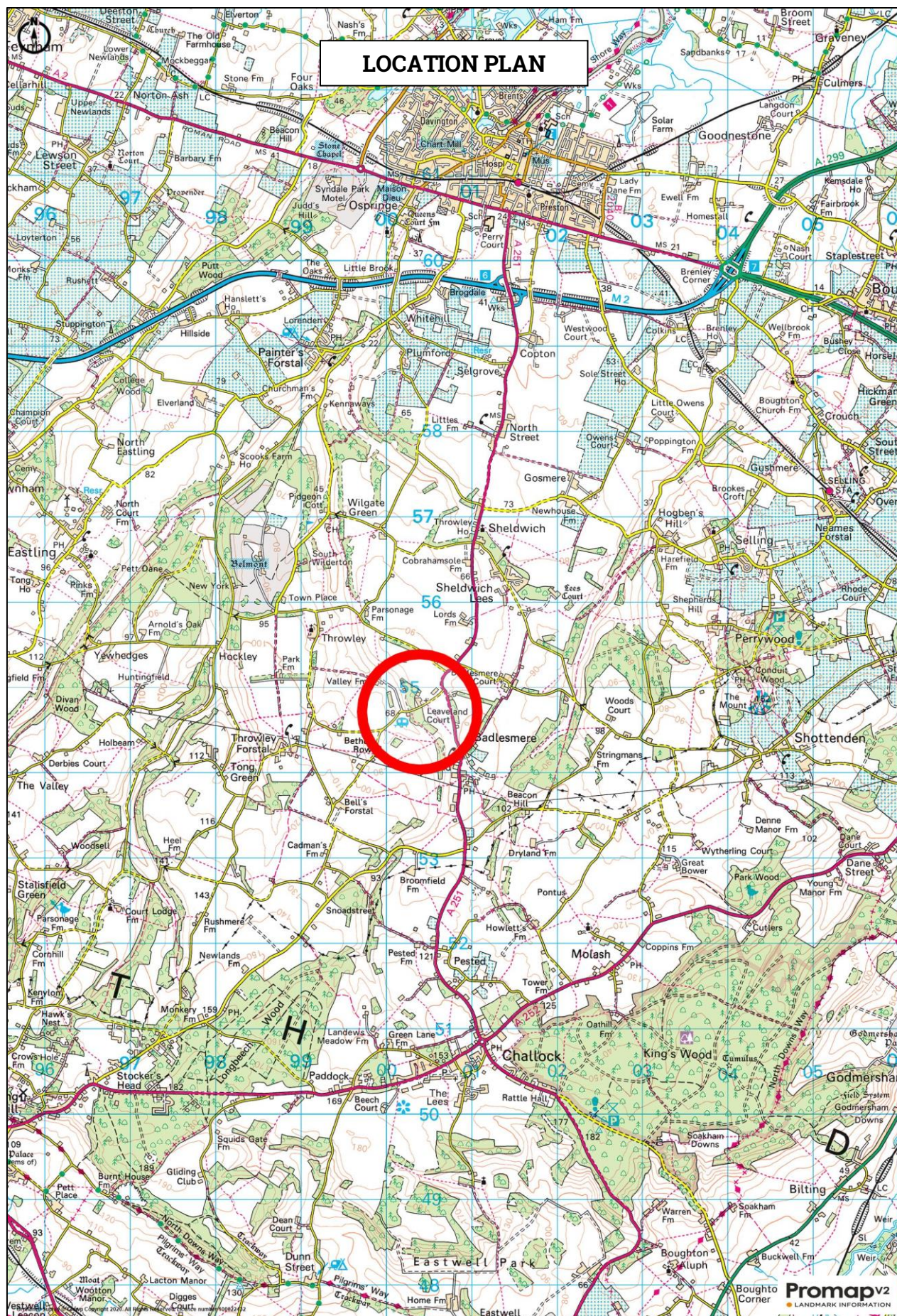
Strictly by prior appointment only with the joint sole agents BTF Partnership. All viewings must be accompanied as there are health and safety regulations to observe on the site as this is a working yard. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

AGENT'S NOTES

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as a statement of fact and all measurements given are given as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed or structural survey of the building nor tested the service, appliances or any fittings.







BTF and any Joint Agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.