



Land & Property Experts



INVESTMENT FOR SALE

MARSHWOOD CLOSE, CANTERBURY



TRAVIS PERKINS,  
MARSHWOOD CLOSE,  
CANTERBURY, KENT CT1 1DX

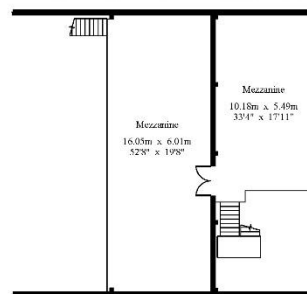
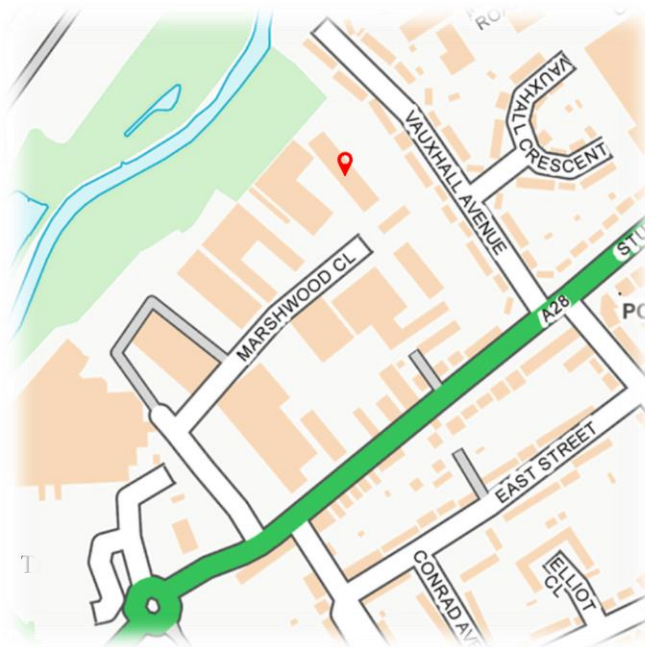
- Modern Trade Counter/Warehouse unit of 1,313.3 m<sup>2</sup> (14,137 sq ft)
- Fenced and surfaced Yard
- Total site area of 0.401 hectares (0.99 acres) – c 30% site cover
- Let to Travis Perkins on a 10 year FR &I lease from September 2017
- Current Rent of £110,000 pa
- Rent Review Due at September 2022
- Net Initial Yield of 6.5%

FOR SALE BY PRIVATE TREATY

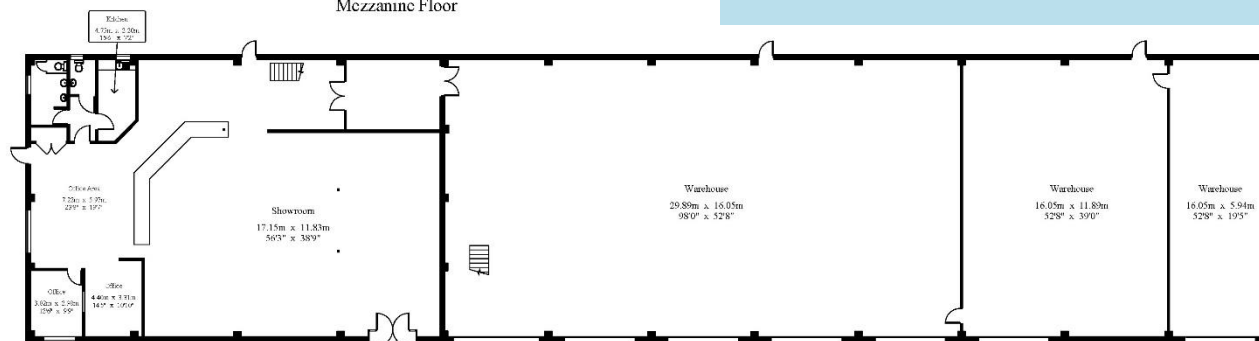
OFFERS IN EXCESS OF £1,650,000

Viewings strictly by appointment via sole agents:

William Hinckley  
01227 763663 / 07771 600502  
william.hinckley@btfpartnership.co.uk



Mezzanine Floor



Ground Floor

## LOCATION

Canterbury is around 60 miles south east of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 motorways respectively. It has two stations offering regular rail services, including High Speed connections to London St Pancras (55 mins).

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive mix of national retailers and restaurants. It is a popular tourist destination and an important educational hub in Kent, with four universities having a combined student population of over 46,000.

Marshwood Close is positioned just north of Sturry Road, in a busy retail and commercial area with nearby occupiers including Asda, B&M, Argos, Pure Gym, Pets at Home, Poundland, B&Q, Solaglass, Lenleys and Armadillo Self Storage.

## DESCRIPTION

The property comprises a modern single storey warehouse of steel frame construction having an eaves height of around 6.8m (22'3"). It has brick and profile steel sheet elevations with a pitched roof having insulated profile sheeting with translucent panels.

The building has a power floated concrete floor, 7 full height loading doors and a showroom, office and staff area at one end of the building with a steel mezzanine floor over part.

Externally the property has a large surfaced gated and fenced yard having an area of around 0.401 hectares (0.99 acres) which provides customer and staff parking and external storage/display of materials.

## ACCOMODATION/FLLOR AREAS

The property has the following Gross Internal Floor Areas:

| Floor     | Description | Area<br>m <sup>2</sup> | Area<br>sq ft |
|-----------|-------------|------------------------|---------------|
| Ground    | Warehouse   | 1,162.0                | 12,508        |
| Mezzanine | Stores      | 151.3                  | 1,629         |
| Total     |             | 1,313.3                | 14,137        |

These areas are for guidance purposes only and are given without responsibility. Purchasers should satisfy themselves by inspection or otherwise as to the area being sold.

## TENANCIES

The property is let to Travis Perkins Trading Company Limited on a Full Repairing & Insuring Lease for 10 years from 20 September 2017. The lease contains a tenant only option to break and an upwards only rent review at September 2022 (neither of which have been implemented).

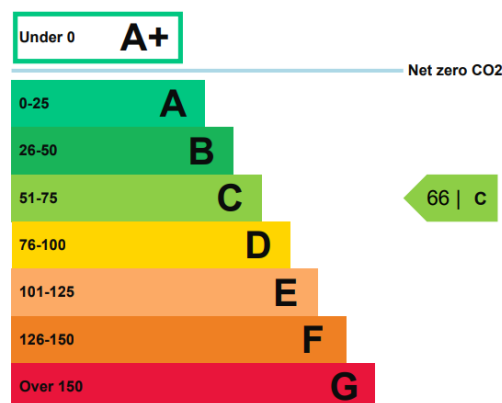
## TENANT INFORMATION

Travis Perkins Trading Company Limited (no. 00733503) is a wholly owned subsidiary of Travis Perkins plc. According to accounts at Companies House the company reported the following results;

| Date          | 31 Dec 2019<br>£m | 31 Dec 2020<br>£m |
|---------------|-------------------|-------------------|
| Turnover      | £1,868.9          | £2,244.0          |
| Profit (Loss) | £49.4             | £26.5             |
| Total Equity  | £503.6            | £454.4            |

## EPC

The property has a current EPC rating of 66 (Band C).



## BUSINESS RATES

The rateable value on this property is:

Warehouse and Premises - £77,000

## FURTHER INFORMATION

Interested parties will be provided with a link to a data room giving access to further information in respect of the property.

## PLANS & BOUNDARIES

Any plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to making any offer

## LEGAL COSTS

Each party will bear their own legal costs associated with the sale.

## VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

## METHOD OF SALE

The freehold interest in the property is offered for sale on an unconditional basis subject to the existing tenancy.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.





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 Directors of BTF is available for inspection at each BTF Office.