



FOR SALE
INVESTMENT/DEVELOPMENT OPPORTUNITY

BREDGAR FARM SHOP, BREDGAR

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BREDGAR

KENT ME9 8EX

RETAIL INVESTMENT OPPORTUNITY

FOR SALE

229.2 m² (2,467 sq ft)

- Rural Location
- Air Conditioning
- Ample Car Parking
- Gross Rent of £12,000 pa
- Net Initial Yield Approx. 6.5%

OFFERS IN THE REGION OF
£175,000

Viewings strictly by appointment
via sole agents:

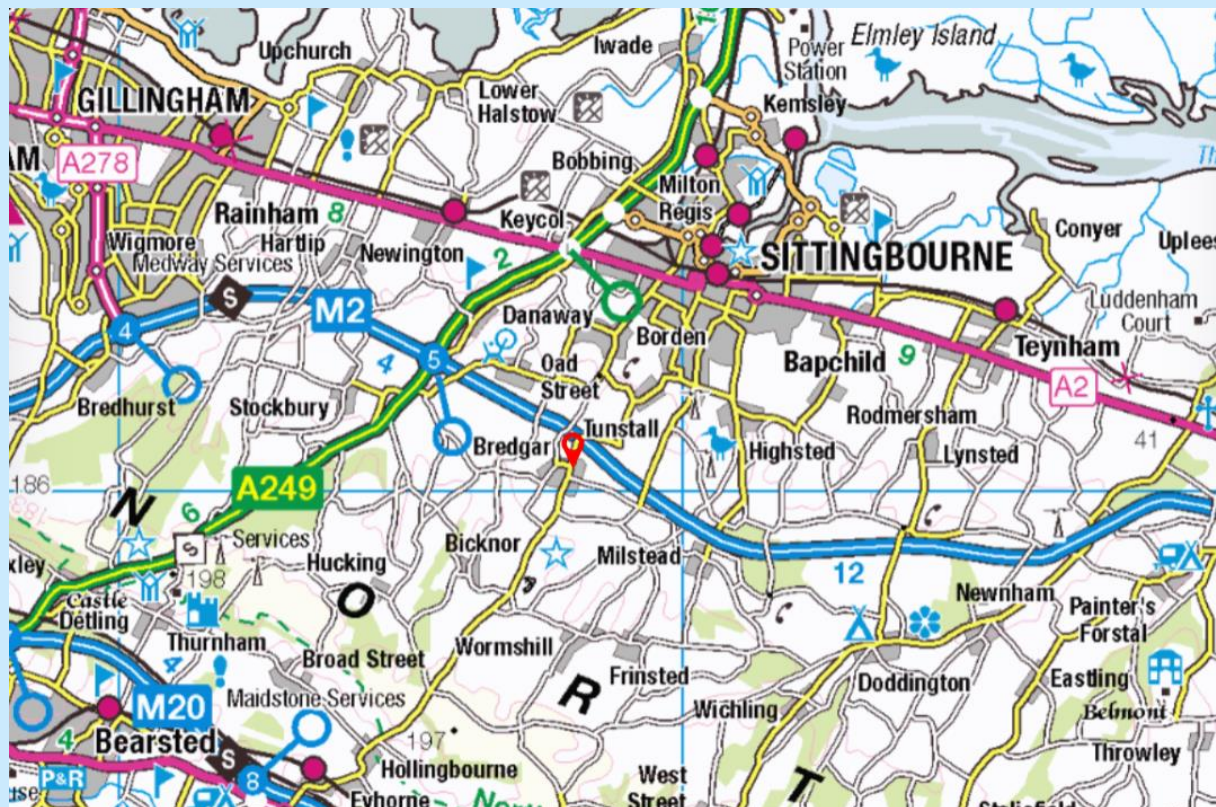
Kathreen Robertson or
William Hinckley
01227 763663

btf

LOCATION

Bredgar is a picturesque and sought-after village located in the heart of the Kent countryside. Characterised by its period buildings, village green, and charming amenities, including a local pub, church and school, Bredgar offers a tranquil rural lifestyle within a strong community.

The property is positioned in the centre of Bredgar and within walking distance of local amenities. It enjoys convenient road access to the A249, which links directly to the M2 and M20 motorways, placing both London and the Kent coast within easy reach. Sittingbourne town centre and railway station are approximately 4 miles to the north, offering High Speed rail services to London St Pancras.



DESCRIPTION

The property comprises an attractive period barn which has been adapted for use as a farm shop, post office and tea rooms with outside seating areas at the front and rear.

To the rear of the main building there is a former "Pet Store" being a single storey building with corrugated cement fibre elevations and roof panels, which offers scope for development (subject to planning).

Externally the property has a site of approximately 0.4 acres, including a parking area to the front and side for around 8-10 cars.

ACCOMODATION

The property has the following approximate floor areas (NIA);

Floor	Accommodation	m ²	sq ft
Ground	Shop, Café & stores	159.3	1,715
Ground	Former Pet Store	69.9	752
Total		229.2	2,467



TENANCY

The property is let to Bredgar Farm Shop Ltd on a 7-year effective full repairing and insuring lease from April 2020 (expiring April 2027) at a rent of £12,000 per annum. The Tenant has provided a rent deposit of £6,000.

PROPOSITION & TERMS

The freehold interest in the property is offered for sale subject to the existing tenancy described above. We are instructed to seek offers in the region of £175,000 subject to contract and exclusive of VAT (if applicable).

A purchase at this level will provide a purchaser with a potential Net Initial Yield of around 6.5%.

As noted above there is likely to be potential for development or conversion of the former "Pet Store" building, subject to planning consent.





BUSINESS RATES

The tenant is responsible for the payment of business rates, with the current Rateable Value (RV) being:

Shop and Premises - £15,000

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

EPC

Awaiting assessment

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

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

PURCHASER INFORMATION

In accordance with the Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers.

FURTHER INFORMATION

Interested parties can request a link to a data-room providing further information in relation to the property, including a copy of the lease, floor plans, EPCs and photographs.

PLANS & BOUNDARIES

Any plans provided are for identifications purposes only

VIEWINGS

Strictly by appointment through Sole Agents:

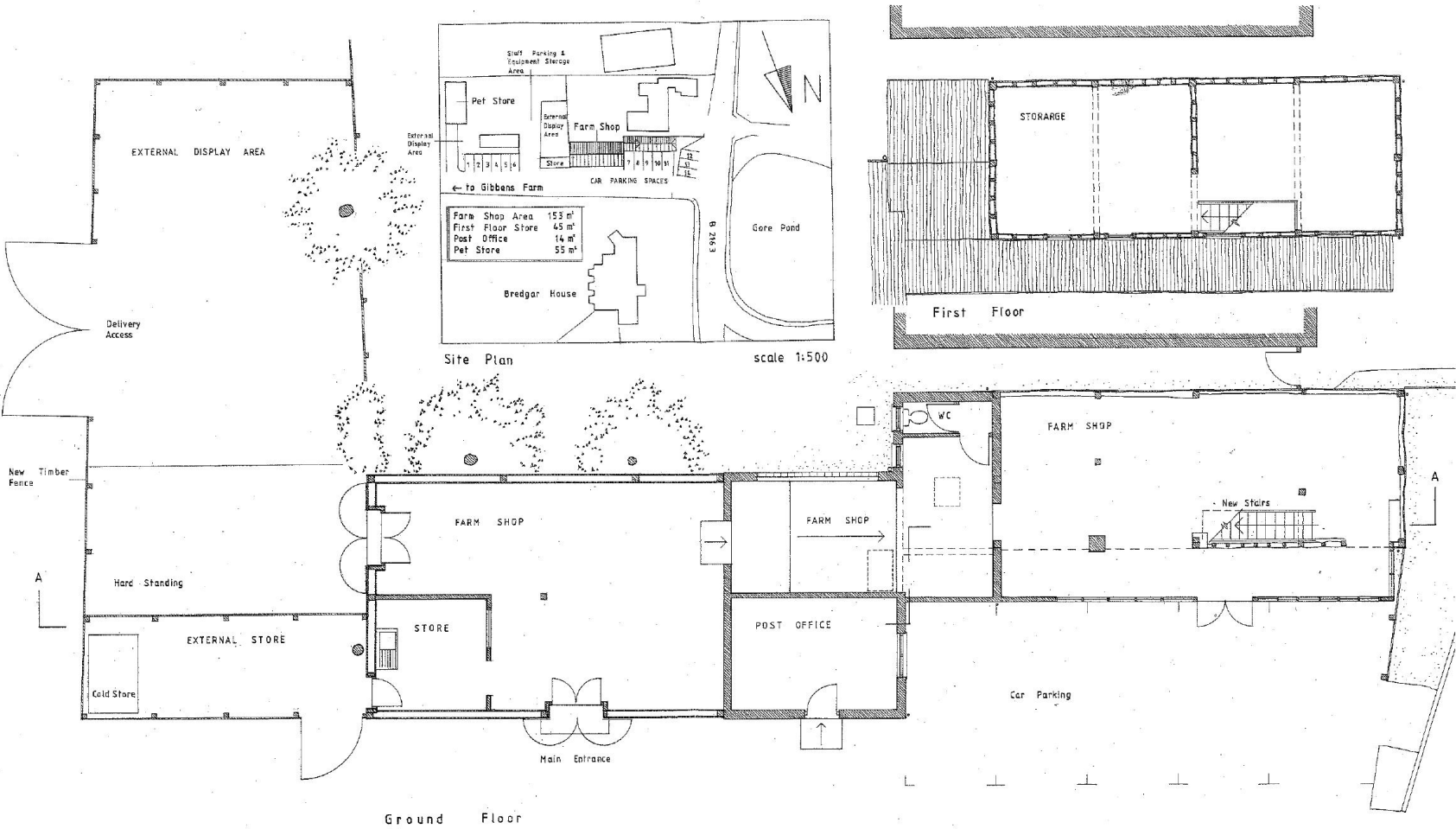
BTF

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Details created July 2025



FLOOR PLANS



* Not to scale



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.