



Sandwich
Bespoke Joinery Ltd
01304 612 500
sandwichbespokejoinery@btconnect.com
UNIT 5

**Unit 5 Crystal Business Centre,
Sandwich Industrial Estate,
Sandwich,
Kent CT13 9QX**

INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE

223.5 m² (2,406 sq ft)

- **5.3m eaves**
- **Full height loading door**
- **Allocated car parking**
- **Let until 2027 at £12,500 pa**
- **Net Initial Yield approx. 6.5%**

OFFERS IN REGION OF £180,000

**Viewings strictly by appointment
via sole agents:**

**Will Giles or
William Hinckley
01227 763663**



LOCATION

Sandwich is a medieval town in south-east England, being one of the Cinque Ports. It remains a popular, thriving and prosperous town, with access to a wide range of shops, schools, cultural and sporting attractions nearby, including Royal St George's, Princes and Royal Cinque Ports golf courses.

The town is located in the Dover District and connects to Canterbury, around 13 miles west, via the A257 and to Dover, around 13 miles south via the A256, both of which connect with the M2 Motorway. The local station also offers High Speed rail connections to central London.

The property is situated on Crystal Business Centre on Sandwich Industrial Estate, in an established commercial location close to both Discovery Park and Sandwich Town Centre.

DESCRIPTION

The unit comprises a single storey industrial unit of steel frame construction with corrugated steel sheet cladding. The property has a power floated concrete floor, full height loading door and a ground floor office and staff area. The unit is well presented throughout and benefits from the following:

- 5.3m eaves
- Full height loading door
- Forecourt loading/parking area
- LED lighting

ACCOMODATION

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

Floor	Accommodation	m²	sq ft
Ground	Workshop & offices	171.7	1,848
Mezzanine	Stores	51.8	558
Total		223.5	2,406

TENANCY

The property is let to Sandwich Bespoke Joinery Ltd on a 5-year effective full repairing and insuring lease from 27 June 2024, therefore expiring 26 June 2029 (subject to a personal Tenant only break clause in June 2027 on giving no less than 3 months notice) at a current rent of £12,500 per annum. In addition, the tenant is obliged to pay an estate service charge of £1,000 per annum.

Sandwich Bespoke Joinery Ltd was incorporated in June 2016 and now has 3 directors. A copy of the company's abbreviated accounts can be obtained from Companies House or via the agents.

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 excess of £180,000 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%

BUSINESS RATES

The occupier will be responsible for the payment of business rates, with the Rateable Value (RV) of the property being as follows:

Workshop and Premises - £13,500

The current UBR is 49.9p. The Tenant may be eligible for small business rates relief.

EPC

The property is currently assessed within Band E (106). Further details and a copy of the certificate are available from the agents.



LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

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

PURCHASER INFORMATION

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

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

Will Giles
or
William Hinckley
01227 763663



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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.