



## **Britannia House**

New Road, Sheerness, ME12 1NB

**Offices for sale part income  
producing**

**4,221 sq ft**  
(392.14 sq m)

- Serviced Offices
- Two storey office building
- Incoming rent £28,000 per annum
- ERV £73,000 per annum
- LED Lighting
- Keycode door access

# Britannia House, New Road, Sheerness, ME12 1NB

## Summary

<b>Available Size</b>	4,221 sq ft
<b>Price</b>	Offers in the region of £399,000
<b>Business Rates</b>	The offices are individually assessed and any purchaser should make their own enquires with Shepway District Council.
<b>VAT</b>	VAT applicable at the prevailing rate
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (114)

## Description

Britannia House is a two storey office building which is currently made up of 13 individual suites ranging from 87 sq ft up to 502 sq ft which have the benefit of LED, electric heating, carpets and data cabling. The suites are let under licence to multiple tenants by way of a 12 month agreements. The Licence is inclusive of rent, external and common parts maintenance, cleaning, buildings insurance, fire alarm maintenance, electric, water and refuse collection. Excluded is telephone/IT and business rates. There is the potential to create parking to the front subject to planning.

## Location

The property is situated on New Road less than 1 mile south west of Sheerness town centre, providing retails and other amenities. Sheerness railway station is within walking distance providing services to London via Sittingbourne. Sheerness is situated on the isle of Sheppy accessed via the A229 with the M2 junction 5 within 10.5 miles and M20 junction 7 (Maidstone) within 16.5 miles to the south west.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office Right Hand Side	912	84.73
Ground - Office Left Hand Side	1,248	115.94
1st - Offices	2,061	191.47
<b>Total</b>	<b>4,221</b>	<b>392.14</b>

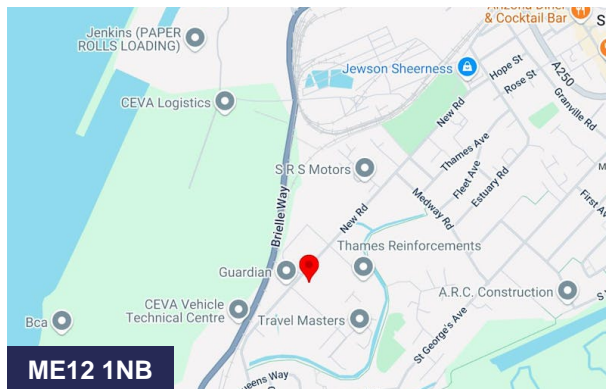
## Terms

The property is currently 36% let with 4 tenants providing an income of circa £28,000 per annum with an ERV of £73,000. Further information upon request.

The property is available by way of freehold seeking offers in the region of £425,000 plus VAT.

## Anti-Money Laundering Regulations

We are under a legal obligation to comply with the Anti-Money Laundering Regulations to obtain proof of the purchaser's identity prior to solicitors being instructed.



## Viewing & Further Information



**Robert Martine**

01622 672233 | 07812 164698

rmm@martinewaghorn.co.uk