

Sports Facility

Freemen's Way, Walmer, Deal, CT14 9DH



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Newly Developed 3G football pitch
- Clubhouse and Parking (approx. 50) spaces
- Vacant Possession

Football Pitch and Clubhouse

FOR SALE OR TO LET

383.7 sqm (4,130 sq ft)

Location

The property is located in Walmer in south east Kent approximately 8 miles north east of Dover, 16 miles south east of Canterbury and 7 miles south of Sandwich.

It is situated on the north side of Freemen's Way and accessed off the newly created Whyman Close. The nearest train station is Walmer approximately 1 mile to the south west with journey times to London St Pancras of around 1 hour 22 minutes.

Description

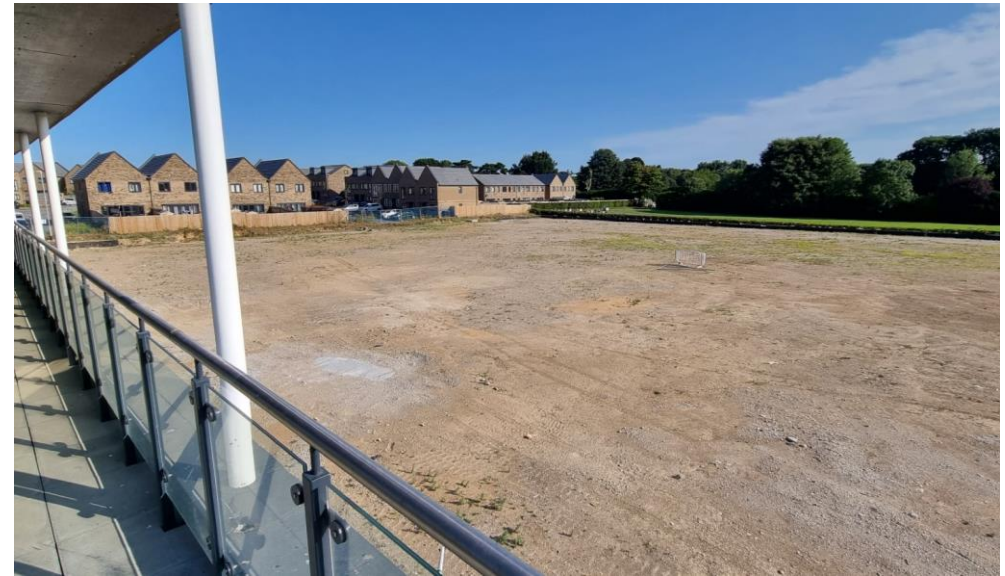
The property comprises a 3G artificial football pitch, clubhouse over ground and first floors and 50 car parking spaces on approximately 2.9 acres.

The ground floor has an entrance hall leading to two players changing rooms, two officials changing rooms, toilets and stores, with stair and a lift leading to the first floor. There are also externally accessible stores and a plant room.

The first floor has a club room/social space, kitchen, bar and toilets. There is also a terrace overlooking the 3G pitch.

EPC

Awaited.



Legal Costs

Each party is to bear their own costs.

Rateable Value

The property has not yet been assessed for business rates purposes. Business Rates will be the responsibility of the purchaser/tenant.



Accommodation

Having scaled from the floor plans of the clubhouse we calculate it has the following floor areas:

Floor	sqm	sq ft
Ground	274.2	2,951
First	109.5	1,179
Total	383.7	4,130

We estimate the balcony has an area of 78.1 sqm or 841 sq ft.

Terms and Rent

The property is For Sale or available To Let by way of a new effective Full Repairing Insuring Lease for a term to be agreed. Quoting terms are available from the agent.

VAT

All rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

For all Viewings and Enquiries contact:

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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.