

Godinton Yard

Godinton Way, Ashford, Kent TN23 1AR



- Secure Yard via Locked Gates
- Suitable for Various Uses (Subject to the Necessary Consents)
- Previously Used for Car Sales and as a Builders Yard
- Opportunity for Small Business Rates Relief (If Eligible)
- Connected to Water and Electricity Supplies

Storage Yard
To Let

0.12 acres (5,200 sq ft) approx.

LOCATION

The property is situated on the south side of Godinton Way, accessed from Godinton Road being a short distance from Elwick Road linking the town centre and the High Street.

It is positioned within a mixed commercial and residential area, with the railway line to the south and dwellings to the north.



DESCRIPTION

The property comprises a broadly level rectangular site which is surfaced and enclosed by perimeter fencing.

It is arranged as an open yard with two shipping containers, one of which has been adapted for use as an office with a small coffee making area.

The site has access to mains electricity and water and operates a cesspit for waste water and sewerage.

ACCOMMODATION

The property has an approximate site area of 0.12 acres (5,200 sq ft).

USE CLASS

The yard has most recently been used for car parking and container storage, but previous to that as a builders yard and for vehicle sales.

The property may be suitable for various alternative uses (subject to the necessary planning consents).

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £12,500 per annum (exclusive of business rates, insurances, and VAT).

BUSINESS RATES

The rateable value of the property is shown on the Valuation Office Website as follows:

Contractors Huts and Premises:	£6,300
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Tenants may therefore be eligible for small business rates relief.

LEGAL COSTS

Each party to bear their own.

FINANCE ACT 1988

We are informed the property is not elected for VAT.

PHOTOGRAPHS

The photographs pictured are for illustrative purposes only.

PLANS & BOUNDARIES

Any plans provided are for identification purposes only.

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 occupier must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all prospective Tenants. Therefore, all proposals will be subject to the necessary checks.



VIEWINGS

Strictly by prior appointment through sole agents:

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