

Peak Industrial Park

Romney Road, Romney Marsh, Lydd, Kent TN29 9LN



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Multi-let Industrial Estate
- Passing rent of £22,560 pa
- Estimated rental value circa £50,000 per annum
- Potential for Commercial or Residential Development (Subject to the Necessary Consents)

COMMERCIAL LAND AND BUILDINGS

FOR SALE

0.77 hectares (1.90 acres) approx.

Description

The property comprises a multi let industrial estate with nine permanent buildings and a variety of occupiers. There are a range of buildings on site, including steel portal framed warehouses with high eaves, a Nissan hut, stores and portacabin along with outside space for parking and yard areas. At present there are containers in one area but these are the property of the vendor and will be removed prior to completion of the sale.

Accommodation

We have not measured each building and instead have estimated floor areas utilising digital mapping data and estimate the buildings have the following approximate floor areas:

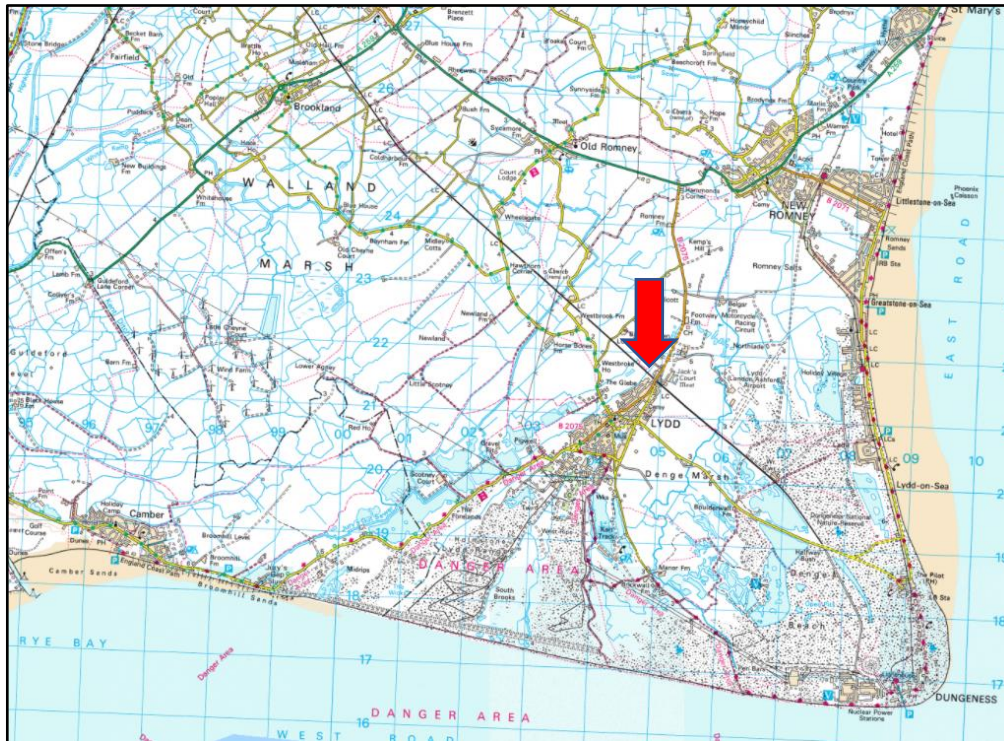


Property	Description	Area (m ²)	Area (sq ft)
Unit 1	Storage Shed	65.6	706
Unit 2	Storage Shed	64.6	695
Unit 3	Storage Shed	61.9	666
Unit 5	Nissen Hut	75.6	814
Unit 8	Store	27.7	298
Unit 10	Warehouse	169.5	1824
Unit 11	Warehouse	216.8	2334
Unit 15	Store	107.8	1160
Unit 16	Office cabin	21.5	231
TOTAL		811.0	8,730

Location

The property is located in Lydd, approximately 3 miles south of New Romney, 10 miles east of Rye and 18 miles south of Ashford.

It is situated on the north side of Lydd and is approximately 0.5 miles from the town centre. There are a variety of surrounding uses including residential, commercial, agricultural, equestrian, leisure (Lydd Golf Club), Lydd Airport and seaside amenities.



Offering

The property comprises a multi let commercial site with a range of occupiers and uses which is available for sale. We consider that the property is suitable as a commercial investment or commercial/residential development opportunity.

Tenure

The property is owned Freehold and is to be sold with vacant possession.

There is a right of way over the land coloured blue for the benefit of the neighbour as a result of a land transfer. Further details from the agent.



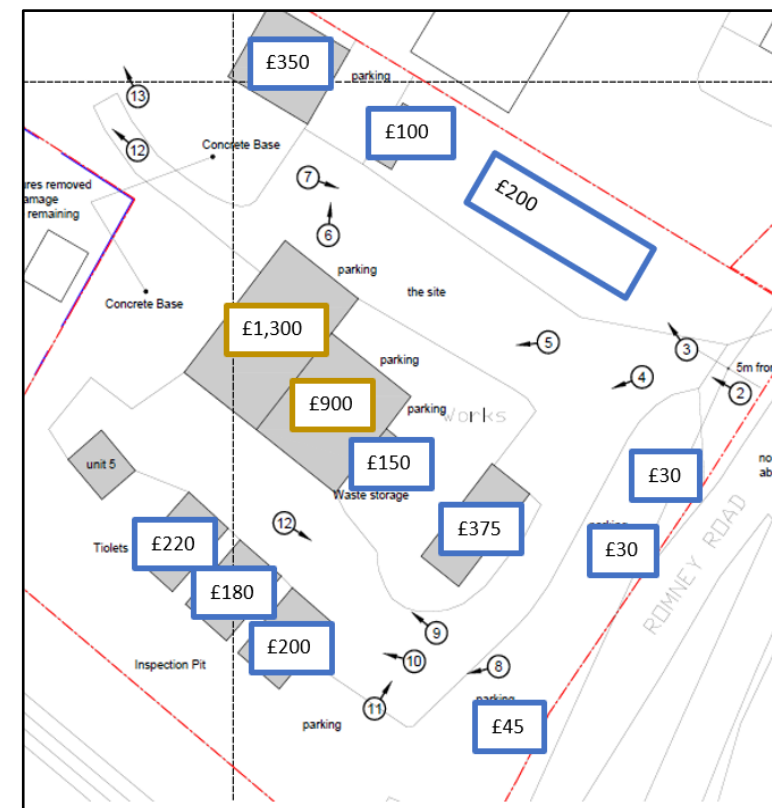
Business Rates

There are eight entries on the VOA website with rateable values ranging from £1,650 to £11,750.

Tenancy Schedule and Information

There are no tenancy agreements for any of the occupants with all arrangements on an informal 'handshake' basis. All the tenants are individuals and have not been named on this brochure in line with GDPR requirements.

Property	Description	Area (m ²)	Area (sq ft)	Passing (£pcm)	Passing (£pa)	Passing (£psf)
Unit 1	Storage Shed	65.6	706	£200	£2,400	£3.40
Unit 2	Storage Shed	64.6	695	£180	£2,160	£3.11
Unit 3	Storage Shed	61.9	666	£220	£2,640	£3.96
Unit 5	Nissen Hut	75.6	814	£375	£4,500	£5.53
Unit 8	Store	27.7	298	£150	£1,800	£6.04
Unit 10	Warehouse	169.5	1824	-	-	-
Unit 11	Warehouse	216.8	2334	-	-	-
Unit 15	Store	107.8	1160	£350	£4,200	£3.62
Unit 16	Office cabin	21.5	231	£100	£1,200	£5.19
External	Parking	-	-	£30	£360	-
External	Parking	-	-	£30	£360	-
External	Parking	-	-	£45	£540	-
External	Car sales area	-	-	£200	£2,400	-
TOTAL		811.0	8,730		£22,560	



Units 10 & 11 are owner occupied and if made available we estimate they could generate a rent in the region of £10,800 and £15,600 per annum respectively.

Terms

The property is available freehold and subject to the existing tenants in occupation (as at the date of sale). Our client is seeking to achieve a price in excess of £1,000,000.

VAT

We are informed the property is not elected for VAT.

Redevelopment Potential

The property is considered suitable development (subject to the necessary planning consents).

Commercial Scheme

No planning application has been submitted but the vendor has commissioned scheme drawings to show an indicative layout for a Class E (Light Industrial) development.

The proposed scheme is for 19 no. 1,000 sq ft units plus a two storey office building at the front of the site.

The images proved illustrating what a commercial scheme design could look like.

Residential Development

The location could be suitable for residential development and representations have previously been made for 26 units, but no formal planning has been taken forward.



Planning History

From online enquiries only, we have been able to establish the following pertinent planning history for the property, as follows:

- | | |
|------------|---|
| SH/77/772 | Change of use to light engineering purposes - Granted |
| SH/78/86 | Erection of security fencing and a building to provide toilet accommodation - Granted |
| SH/79/111 | Demolition of existing nissen-type building and erection of building for metal fabrication and engineering - Granted |
| SH/87/752 | Erection of a profile cutting building - Granted |
| SH/89/1020 | Erection of steel framed portal building to house automatic blast cleaning unit - Granted |
| SH/01/791 | Outline application for the erection of 8 detached houses ... following the demolition of existing industrial buildings - Refused |
| SH/08/1029 | Change of use of the land for car sales, together with retention of a mobile cabin sales office - Granted |

Plans & Boundaries

Any plans provided are for indicative purposes only.

Photographs

The drone photographs were taken in 2023.

Asbestos

A copy of the Asbestos Management Plan can be made available upon request.

EPC

We consider it likely that the property is to be redeveloped so an EPC has not been commissioned, but can be obtained should the purchaser require it.

Legal Costs

Each side to bear its own legal and professional costs.

Viewings

By appointment only via sole agents Sibley Pares:

Richard Sabin

richard.sabin@sibleypares.co.uk

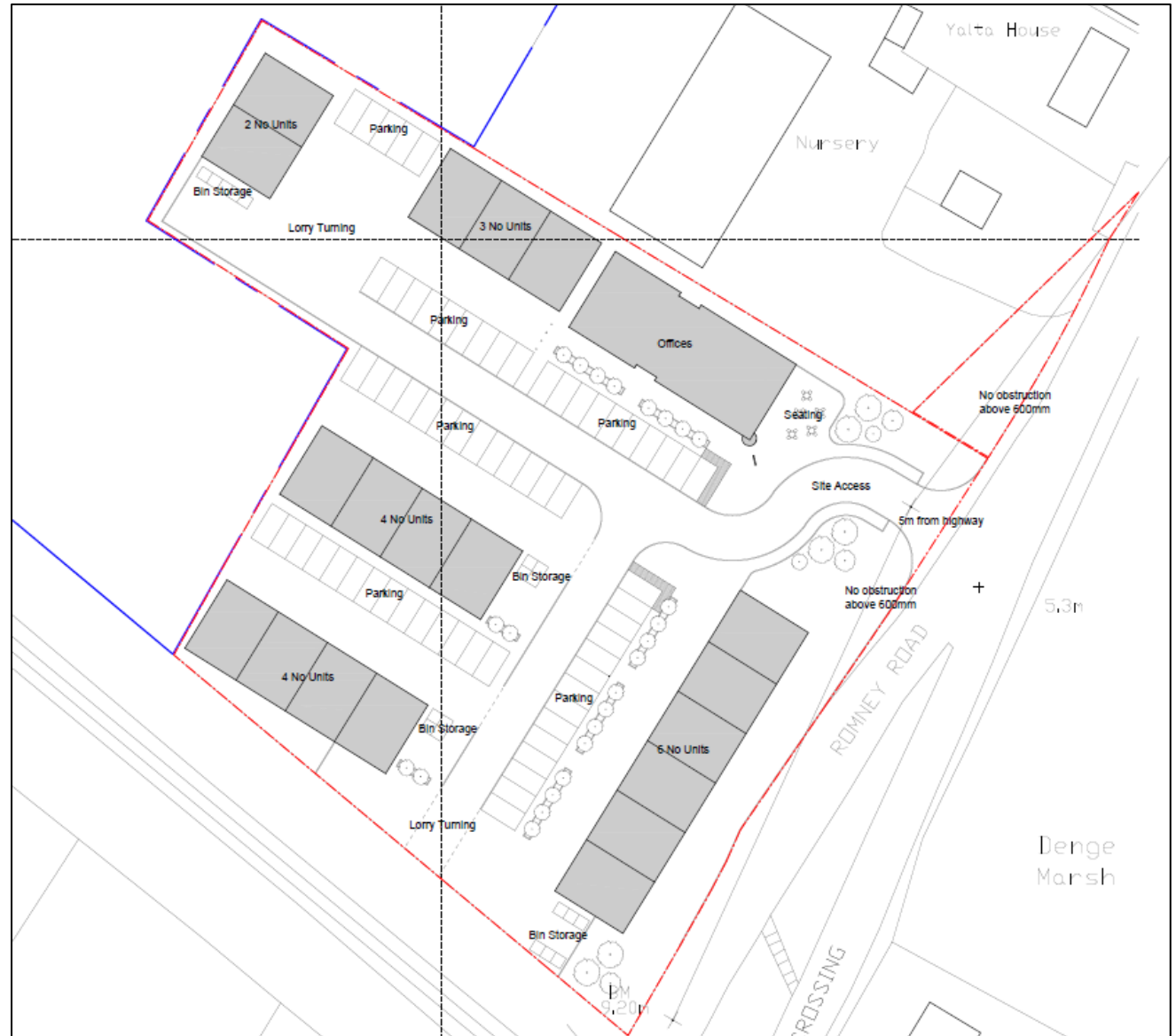
01233 629281



Ned Gleave

ned.gleave@sibleypares.co.uk

01233 629281



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.