

# Car Care House

Ashford Road, Chatham, Canterbury, Kent, CT4 7HH



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



**Motor Trade / Retail / Industrial To Let**

SALES  
SERVICE & PARTS  
RECEPTION



# Car Care House

Ashford Road, Chartham, Canterbury, Kent, CT4 7HH

## Key Features

- Lease Assignment
- Recently Refurbished Car Dealership
- Passing Rent £147,457.73 PA
- Showroom, Servicing & Car Sales
- Approx. 24,500 sq ft of External Forecourt
- Potential To Sub-Let

## Description

Substantial Motor Dealership Premises - TO LET - By Way of an Assignment or new Sub-Lease

The property comprises showroom, workshops and mezzanine offices plus secure compound and external car sales area for circa 120 cars on circa 24,500 sq ft of external hardstanding. The property sits on an approximate total site area of 1.45 acres.

There are two main bays, each unit having an eaves height of circa 4.5m. The first bay, with main road frontage, is the showroom area and has been re-clad with full height glazing throughout. The second bay is the servicing area which has capacity for around 7 ramps plus 2 x MOT bays, this is accessed via a secure compound yard and can be separated from the showroom and has an additional store.

There is an additional separate servicing bay accessed from the front of the showroom area.

The property neighbours a series of other Motor Dealerships, Car Sales and other commercial uses.



**SIBLEY PARES**  
CHARTERED SURVEYORS & ESTATE AGENTS



# Car Care House

Ashford Road, Chartham, Canterbury, Kent, CT4 7HH



## Accommodation

The property has two main bays for the showroom and workshops plus first floor mezzanine offices and external storage, all measured on a Gross Internal Area basis as follows:

Area	Sq Ft	Sq M
Showroom	6,878	638.97
Workshop	8,463	786.21
Store	253	23.5
FF Offices	2,110	196.02
External Car Sales	120	Spaces
<b>Total</b>	<b>17,705</b>	<b>1,644.79</b>

Eaves - 4.5m = 14ft 9"

- 2 x MOT Bays
- LED High Bay Lighting
- Electric Shutter Doors
- Air Conditioning
- Gated Compound

## Rateable Value

RV £177,000 @ 51.2p in the £

Rates payable £90,624 for the year 2023/24

## Passing Rent

**£147,457.73 per annum**

## Terms

The premises are immediately available by way of an assignment of the existing FRI Lease which we understand expires 31st May 2038 and subject to a Break Clause on the 1st June 2033. The Lease is subject to 5 year rent reviews linked to RPI. The passing rent is with effect the RPI reviewed rent from 1st June 2023.

Further information available upon request.

A new Sub-Lease of the entire may be considered.

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT), which will be charged. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## EPC

D - 93

## Legal Costs

Each side to bear its own legal and professional costs

# Car Care House

Ashford Road, Chartham, Canterbury, Kent, CT4 7HH

## Location

The property is very well situated being 2.2 miles West of Canterbury City Centre on the A28 Ashford Road, just 1.5 miles from the junction with the A2 and Wincheap giving excellent connectivity and ease of access to the motorway network and various amenities. The property neighbours a series of other Motor Dealership, Car Sales and other commercial uses.

what3words Location: <https://w3w.co/foam.weeps.scouting>

Drive Time	Miles	Mins
Canterbury	2.3	7
Ashford	11.0	20
Maidstone	25.7	30

For all Viewings and Enquiries contact:



**Phil Hubbard**

[phil.hubbard@sibleypares.co.uk](mailto:phil.hubbard@sibleypares.co.uk)



**Ned Gleave**

[ned.gleave@sibleypares.co.uk](mailto:ned.gleave@sibleypares.co.uk)



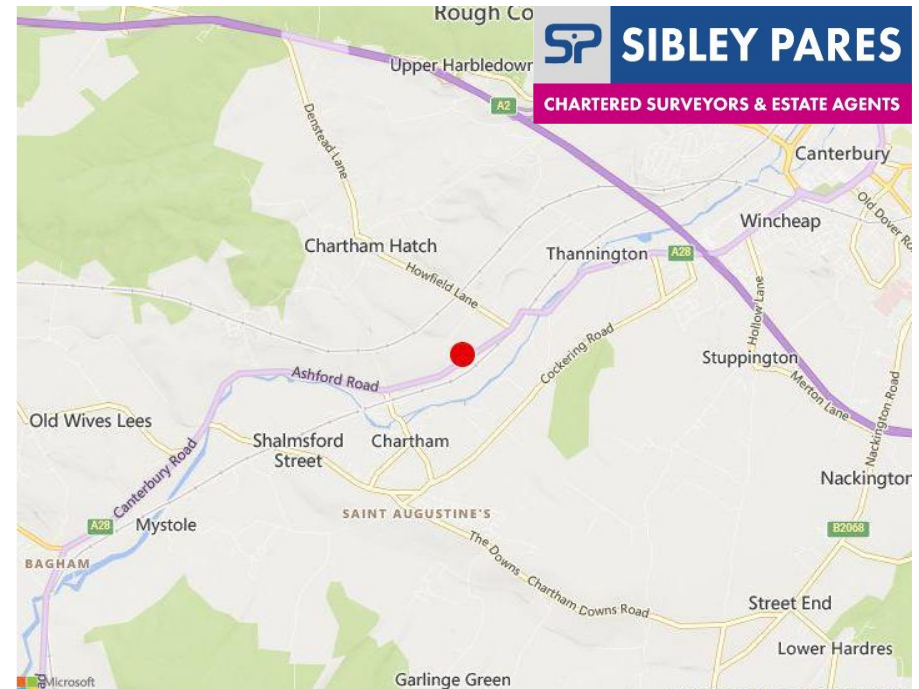
**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**01233 629281**

[sibleypares.co.uk](http://sibleypares.co.uk)

NOTE: Rental prices or any other charges are exclusive 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.



AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30