

**INVESTMENT FOR SALE****NEW ROAD, SHEERNESS**

**CHECKMATE LIFTING & SAFETY,
NEW ROAD, SHEERNESS,
KENT ME12 1PZ**

- Industrial complex of 2,289.9 m² (24,649 sq ft)
- Fenced and surfaced Yard
- Total site area of 0.73 hectares (1.80 acres) – c 30% site cover
- Let to Checkmate Lifting & Safety Ltd on FR&I lease until June 2030
- Current Rent of £82,000 pa
- Rent Review Due at June 2027
- Net Initial Yield of 7.05%

FOR SALE BY PRIVATE TREATY

OFFERS IN EXCESS OF £1,100,000

Viewings strictly by appointment via sole agents:

William Hinckley
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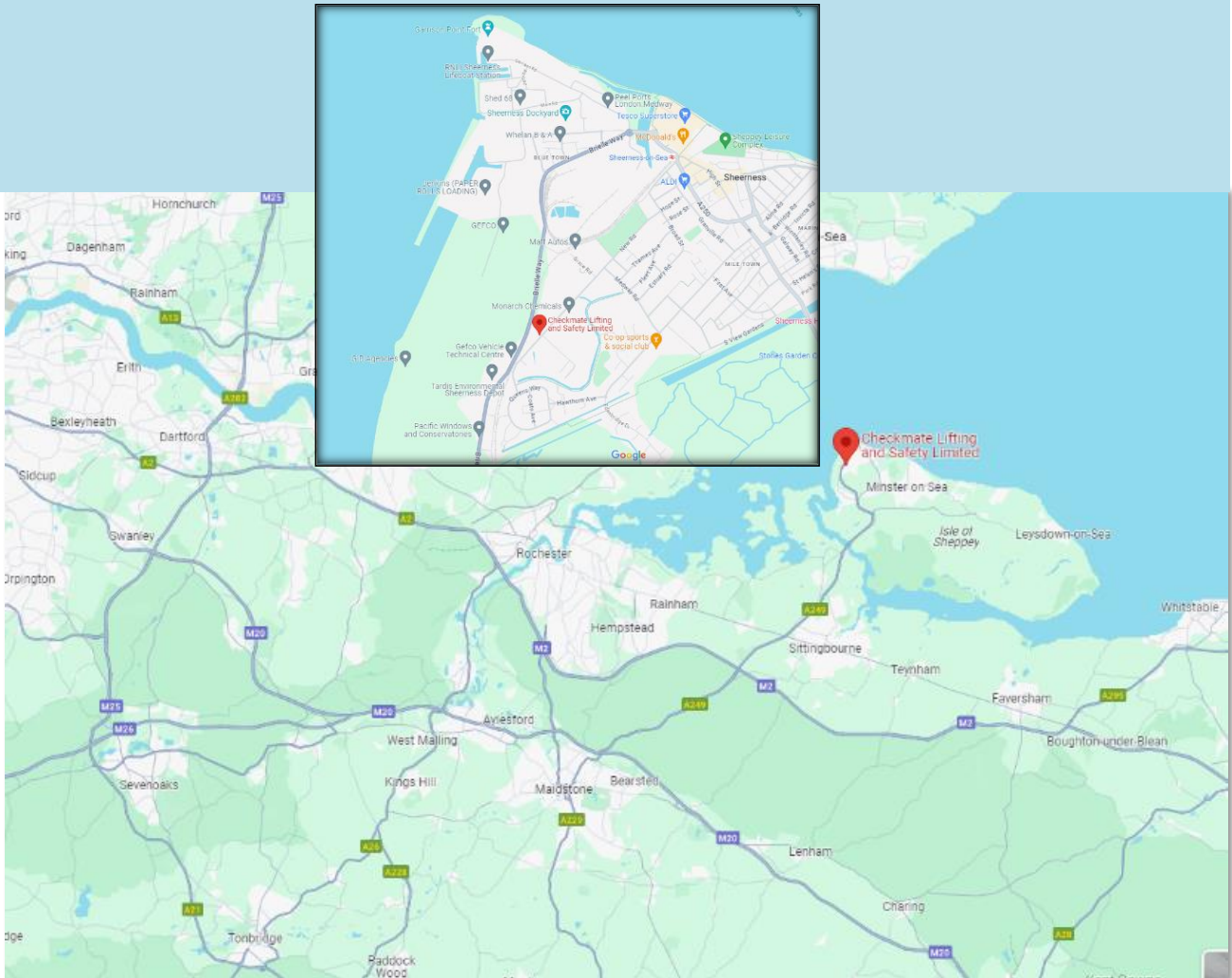


LOCATION

Sheerness is located at the north of the Isle of Sheppey on the Thames Estuary, located around 10 miles north of Sittingbourne. It has good connections, being around 12 miles from junction 5 of the M2 motorway. The town has a station offering regular services to London Pancras (81 mins).

The Port of Sheerness is one of the largest foreign car importers in the UK and also handles significant fruit and meat produce importation.

New Road is positioned just south of the port and contains a busy industrial area, with nearby occupiers including The Bond Group, Monarch Chemicals, Fabritec Furniture and Thames Reinforcements.



DESCRIPTION

The property comprises a complex of single storey industrial units on a partially fenced site of around 0.73 hectares (1.80 acres).

The main building was constructed in the 1950s and has been modernised and extended in the last few years. It has a concrete frame with brick and profile steel sheet elevations and a pitched roof having an insulated composite panelled roof, providing the main factory, assembly and warehouse areas. It has been extended to the rear to create a product testing area with training and staff restroom areas on the mezzanine level above.

There is a single storey office pod in front finished to a good modern standard including double glazed windows, modern lighting and carpet tile flooring.

There are various further single storey buildings constructed adjacent to the main building having steel frames with corrugated steel sheet panelled elevations and roofs, which provide ambient storage and product testing areas.

The property has the following Gross Internal Floor Areas:

Description	Area m ²	Area sq ft
Ground - Workshop, warehouse & offices	2,159.3	23,243
Mezzanine Staff & Training	130.6	1,406
Total	2,289.9	24,649

Any plans and areas are provided for guidance only. Interested parties should satisfy themselves on the location of external or internal boundaries and any floor area prior to making any offer.

TENANCIES

The property is let to Checkmate Lifting & Safety Ltd on a Full Repairing & Insuring Lease for 12 years expiring 4 June 2030, at a current rent of £82,000 per annum exclusive. The lease contains a tenant only option to break at June 2026 and an upwards only rent review in June 2027.

TENANT INFORMATION

Checkmate Lifting & Safety Ltd (no. 0753661) is part of the Guardian Safety group, the world's largest independent height safety brand, with products including safety harnesses, anchorage and connecting devices.

According to Companies House, the company reported the following financial results;

Date	31 Dec 2021 £	31 Dec 2020 £
Turnover	£6,532,185	£6,003,876
Profit (Loss)	(£835,810)	(£346,478)
Shareholders' funds	£153,589	£989,399

The parent company, Pure Safety Group Holdings is ultimately controlled by Pure Safety Luxco Sarl, incorporated in Luxembourg.

BUSINESS RATES

The current rating assessment for the property is as follows:

Factory and Premises - £78,500

EPC

The property has an EPC assessment in band C (67). A copy is available from the agents.

PROPOSITION & TERMS

The freehold interest in the property is offered for sale on an unconditional basis subject to the existing tenancy.

We are instructed to seek unconditional offers in excess of £1,100,000. A purchase at this level will provide a potential net initial yield of around 7.05% and a price equivalent to around £45 per square foot.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party will bear their own legal costs associated with the sale.

PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

FURTHER INFORMATION

Interested parties can request a link to a data-room providing further information in relation to the property, including floor plans, photographs and a copy of lease/tenancy agreements.

VIEWINGS

Strictly by appointment through the Sole Agents:

BTF Partnership

William Hinckley
01227 763663

Details prepared April 2024

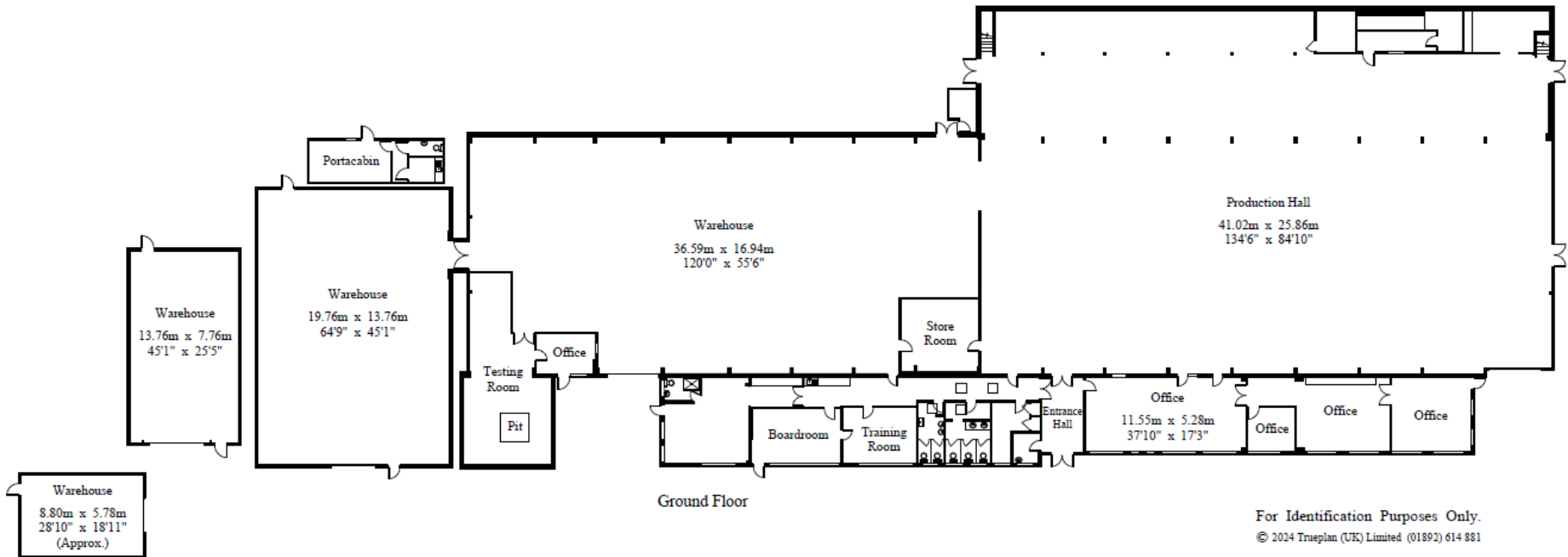


Checkmate Premises

Total Gross Internal Area : 2,680.5 sq.m (28,852 sq.ft.)



First Floor



For Identification Purposes Only.
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