

14 - 22 Swan Street,  
West Malling, Kent, ME19 6LP



**Retail Investment FOR SALE**

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## Key Features

- COMMERCIAL INVESTMENT OPPORTUNITY IN POPULAR WEST MALLING VILLAGE
- Passing Rent £32,000 per annum
- Offers in the region of £450,000
- All Risks Yield (ARY) of 7.11%
- Net Initial Yield (NIY) of 6.81% allowing for purchasers costs of 4.47%
- Commercial leases expiring 2027 & 2030 respectively

## Description

FOR SALE - FREEHOLD COMMERCIAL INVESTMENT IN WEST MALLING

Current rental income of £32,000 per annum.

Two separate retail units with upper floors currently occupied on commercial leases.

In the event that the properties become vacant in the future, there is potential to add value by the possibility of conversion of the commercial upper floors to residential accommodation, subject to obtaining the necessary consents at the appropriate time.

Reflects an All Risks Yield (ARY) of 7.11% or a Net Initial Yield (NIY) of 6.81% allowing for purchasers costs of 4.47%

Also available by separate negotiation attached 1-bed cottage (24 Swan Street). Currently let at £850 per month.



## Accommodation

The property is a Grade II Listed building and comprises a retail investment across ground, first and second floors. The frontage includes two separate retail units, both with upper floor ancillary accommodation, which both have future potential for conversion to residential accommodation, subject to the necessary consents, if/when the properties become vacant.

Accommodation is as follows, measure on a Net Internal Area (NIA) basis:-

Area	Sq Ft	Sq M
<b>14-16 Swan Street (White Studio)</b>		
Ground Floor	264	24.54
First Floor	523	48.63
Second Floor	271	25.15
<b>18-22 Swan Street (Rose's Coffee &amp; Juice)</b>		
Ground Floor	593	41.29
First Floor	229	21.30
<b>Total</b>	<b>1,880</b>	<b>174.65</b>

## Rateable Value

### 14-16 Swan Street

RV £5,800 @ 49.9p in the £  
Rates payable £2,894.20 for 2023/24

### 18-22 Swan Street

RV £11,250 @ 49.9p in the £  
Rates Payable £5,613.75 for 2023/24

## EPC

14 – 16 Swan Street : Awaited

18 – 22 Swan Street: E – 122

## Price

**Offers in the region of £450,000 for the Freehold subject to the occupational tenancies**

**Reflects an All Risks Yield (ARY) of 7.11% or a Net Initial Yield (NIY) of 6.81% allowing for purchasers costs of 4.47%**

## Tenant Information

14-16 Swan Street currently occupied by The White Studios, who provide a professional photography service. Let on a lease Inside the Landlord & Tenant Act 1954 Part II.

18-22 Swan Street currently occupied by Rose's Coffee & Juice. Let on a lease Outside the Landlord & Tenant Act 1954 Part II.

Unit	Tenant	Rent (pa)	Lease start	Lease expiry	Break clause	Rent Review
14-16	The White Studios	£14,000 FRI	01/06/2015	31/05/2027	Mutual 6-year break	3 yearly upward only
18-22	Rose's Coffee & Juice	£18,000 FRI	19/06/2020	30/06/2030	Tenant 5-year break	3 yearly upward only

## VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## Legal Costs

Each side to bear its own legal and professional costs

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## Location

West Malling is an affluent market town situated approximately 37 miles South East of Central London, just off J4 of the M20 motorway within 2 miles of Kings Hill and 7 miles of Maidstone. West Malling station has direct access into London Victoria and Charing Cross both in under 1 hour.

The property fronts Swan Street, a popular location within West Malling, close to the High Street. It is adjacent to the Post Office, opposite the popular 'Swan' restaurant. Benefitting from frontage to Swan Street and return frontage to Mill Yard, giving pedestrian access to the main car park in the centre of West Malling behind Tesco.

What3Words Location - <https://w3w.co/sound.social.words>

For all Viewings and Enquiries contact:



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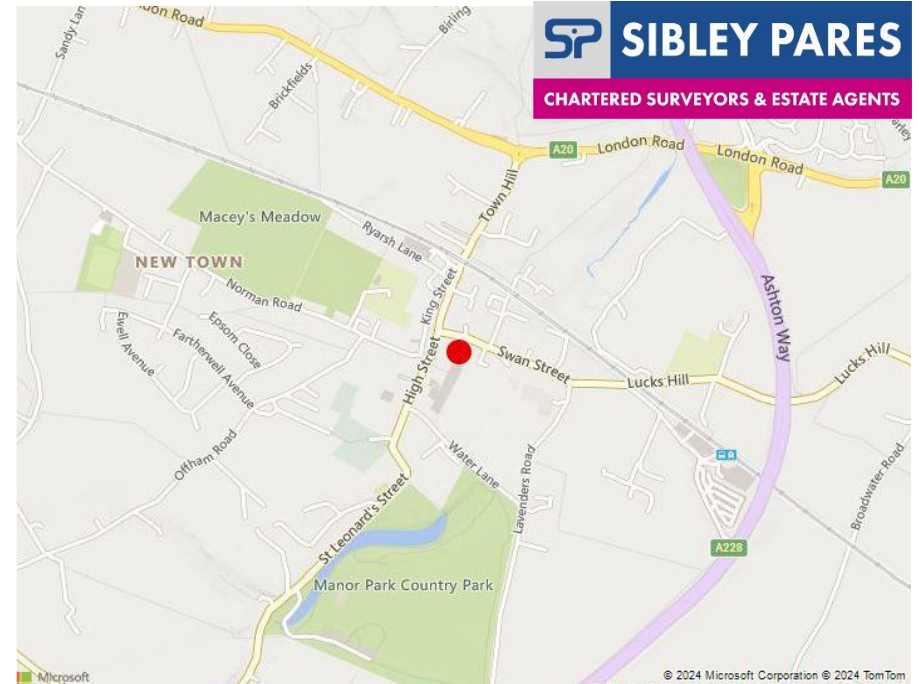
**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

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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.



Approximate site area



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