

# RETAIL & OFFICE INVESTMENT OPPORTUNITY

4 Court Street, Faversham, ME13 7AW – Guide Price £475,000

BWP



## Summary:

- An opportunity to acquire the freehold interest of the former Barclays Bank in Faversham, Kent.
- Faversham is a historic and sought after market town popular with London commuters and families alike.
- The ground floor is let to Salvation Army on a new lease commencing 2<sup>nd</sup> June 2023, for a period of 10 years at a rent of £22,000 per annum.
- Vacant 1<sup>st</sup> and 2<sup>nd</sup> floors, independently accessed and currently laid out as offices which have been subject to a comprehensive refurbishment.
- VAT not applicable.
- Grade II Listed
- Scope to convert upper floors to residential subject to planning consent or for a range of uses under Class E.

**We are instructed to offer the freehold for sale at a Guide Price of £475,000**

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## Location:

The Property is located on the West side of Court Street in the center of the town. There are many independent occupiers located near by as well as a number of national brands in the town.

Faversham is a historic market town located on the Old Dover Road in Kent. Faversham is serviced by direct trains to both London Victoria and London St Pancras, journey times are a little over 1 hour and it is a popular route with commuters.

## Description:

4 Court Street is a Grade II listed freehold building in central Faversham. The basement, ground floor and first floor kitchen has been let to the Salvation Army on a new 10 year lease from June 2023 at a rent of £22,000 pa. There is a mutual break at Year 5.

There are two vacant upper floors which are independently accessed off Court Street and measure approx. 2053 sq ft GIA, these are currently arranged as six offices suites with newly fitted ladies and gents W.C's, and a staff Kitchen. Both floors have recently been subject to a comprehensive refurbishment by the present owner to an excellent standard and are ready for occupation.

## Areas:

<b>Ground Floor</b>	<b>143.8 sqm</b>	<b>(1,538 sq ft)</b>
<b>First Floor</b>	<b>134 sqm</b>	<b>(1,433 sq ft)</b>
<b>Second Floor</b>	<b>77 sqm</b>	<b>(823 sq ft)</b>
<b>Total Area:</b>	<b>354.8 sqm.</b>	<b>(3794 sq ft)</b>

NB. Information provided by the Vendor, not inspected by BWP Commercial Property.

## VAT:

The property is not elected for VAT.

## EPC:

Rated D, full EPC available on request.

## Planning & Development:

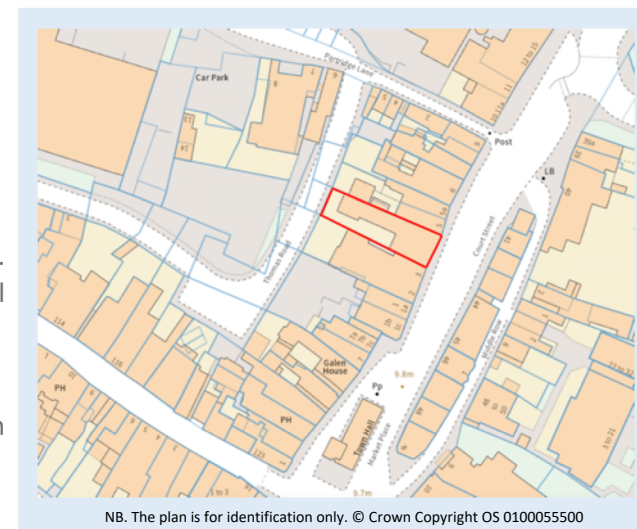
The 1<sup>st</sup> and 2<sup>nd</sup> Floor currently has Class E(a) use. However offer scope for conversion to residential subject to the usual consents.

## Business Rates:

For rates payable the tenant should make their own enquiries with the local authority.

## Tenure:

Freehold



## Further Information:

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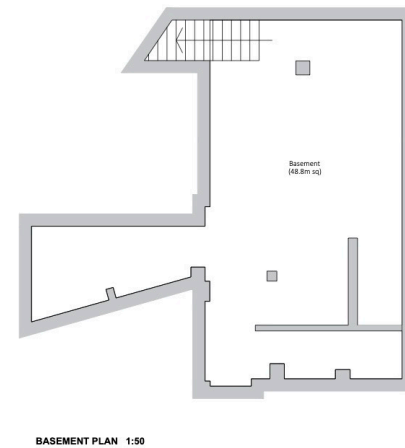
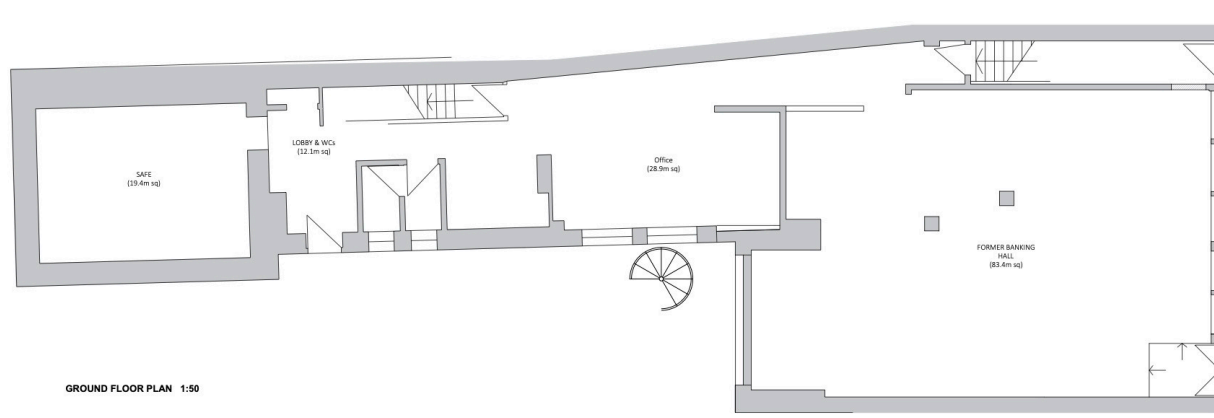
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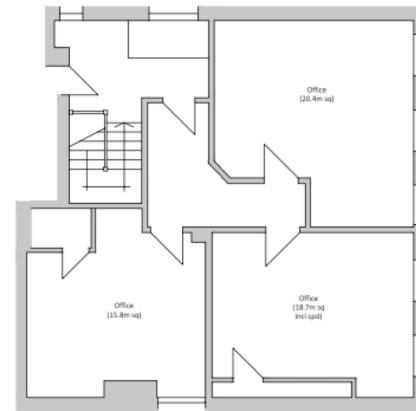
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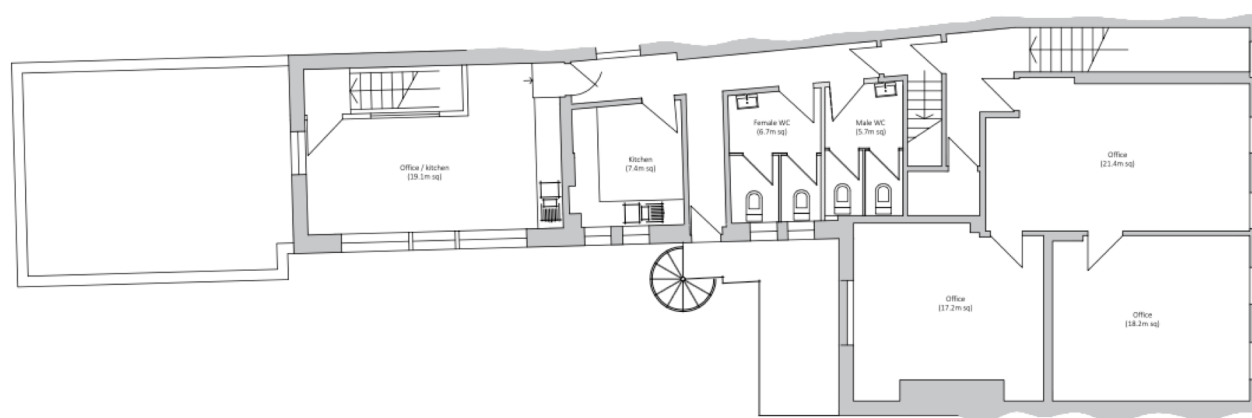
NB. The plan is for identification only. Current First & Second Floor Layout. Demise marked in red.



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SECOND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

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