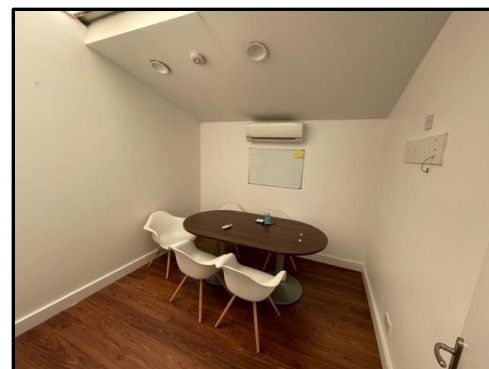
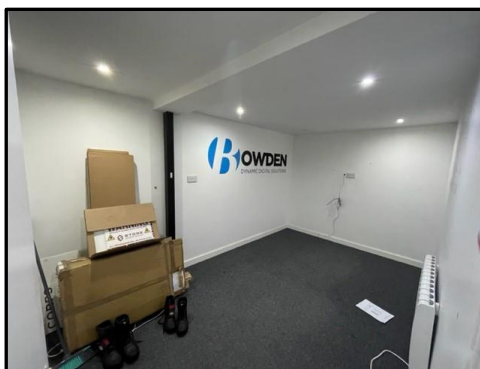
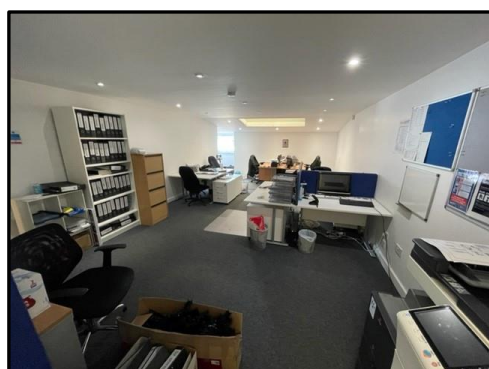




# 18 CHURCH ROAD BUSINESS CENTRE CHURCH ROAD, EUROLINK, SITTINGBOURNE KENT ME10 3RS



**BUSINESS UNIT WITH OFFICES/STORAGE**

<b>GROUND FLOOR STORES</b>	<b>760 SQ. FT. ( 70.6 M<sup>2</sup>)</b>
<b>FIRST FLOOR OFFICES</b>	<b>657 SQ. FT. ( 61.0 M<sup>2</sup>)</b>
<b>TOTAL</b>	<b>1,417 SQ. FT. (131.6 M<sup>2</sup>)</b>

**FOR SALE**



**01634 668000**  
**watsonday.com**

## LOCATION

The premises are located in Church Road, accessed via Castle Road, the main spine road within the Eurolink Business Park.

This is therefore a very accessible location with good access to Junction 5, M2 via the A249 and thereafter Junction 7, M20. Eurolink is an established business park with in excess of 2 million sq. ft. of warehouse, industrial and office accommodation. The Sittingbourne Northern Relief Road, A2005 leads directly via Kemsley to the Grovehurst Junction of the A249.

For location click link or copy & paste <https://w3w.co/arts.rises.jokes> to your browser.

## DESCRIPTION

The premises comprise a mid terraced warehouse/industrial unit. Salient features:-

- Storage to the ground floor
- Kitchen & WCs to the ground floor
- First floor offices
- 3 phase electricity
- Sectional goods door
- Allocated parking immediately in front of the unit

## ACCOMMODATION

### Ground Floor

Storage 760 sq. ft. (70.6 m<sup>2</sup>)

### First Floor

Offices 657 sq. ft. (61.0 m<sup>2</sup>)

**Total 1,417 sq. ft. (131.6 m<sup>2</sup>)**

### Exterior

Car parking immediately to the front of the unit together with additional spaces.

## PURCHASE PRICE

£235,000 for the Freehold.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## LOCATION PLAN



## VAT

We are advised the property is not elected for VAT and therefore VAT will not be payable.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate

## BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Workshop & Premises Rateable Value £7,500

**Note – small business relief may be available. Interested parties are advised to contact Swale Borough Council on 01795 424341 in regard to exact rates payable.**

## LEGAL COSTS

Each party to bear their own cost.

## ENERGY PERFORMANCE CERTIFICATE

Band E (108). Valid until 05/11/2031.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## VIEWING

Strictly by appointment with the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

**KEVIN DEMPSTER**

**01634 668000/07860 504620**

[kevindempster@watsonday.com](mailto:kevindempster@watsonday.com)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01634 668000**