

## FREEHOLD INVESTMENT PROPERTY FOR SALE



Freehold investment / Yield of 7%  
(14.28 years purchase).

Property held on a 5 year lease  
from 2020 at a rental of £42,000pa

3 Storey building + basement area  
/ Total floor area C. 4,830sq ft

Secure gated parking area to the  
front of the building.

Tenants trading as a day centre /  
residential care

E User class / Air conditioned /  
Cat 4 lighting

**Kelleher House**

**Second Avenue**

**Chatham, ME4 5AU**

**Tenure: FREEHOLD**

**Asking price: £600,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Chatham forms part of the Medway conurbation together with the neighbouring towns of Rochester, Strood, Gillingham and Rainham. The town lies some 33 miles east of London and around 9 miles north of Maidstone. The town has a busy town centre with a good mix of both local and national retailers.

The subject property is located around 1.6 miles from the town centre in what is an established area for office and warehouse uses.

Local shopping facilities can be found along the busy Luton Road which carries traffic to and from Chatham town centre.

Chatham train station is situated on the outskirts of the town centre and offers a frequent service into London Victoria, London St Pancras and to the east Kent coast via the high speed service or Thameslink.

The property is well located for access to Junction 3 of the M2 which connects to the A2, M25, Dartford Crossing and east Kent coast.

**DESCRIPTION:**

The subject property is comprised of a fairly sizable commercial premises which is arranged over the ground, first and second floors plus basement.

To the front of the property is a secure gated parking area.

The building is accessed via steps up to doors at the front of the property. The basement has its own access via a door at the side of the property.

The current use of Kelleher House is a residential care and day centre.

**INTERNAL DETAILS:**

The accommodation arranged over ground and first floors comprises a mix of open plan and cellular office space. There are both kitchen areas plus WC's to each of the floors.

The premises is air conditioned and finished off with a mix of non-slip and carpet flooring, suspended ceilings with Cat 4 lighting, painted walls giving the overall impression of a clean modern business.

**APPROXIMATE MEASUREMENTS:**

Ground Floor: 143sq m / 1,534sq. ft  
First Floor: 122sq m / 1,314sq. ft  
Second Floor: 69sq m / 737sq. ft  
Basement: 116sq m / 1,245sq. ft

**TENURE & LEASE DETAILS:**

Kelleher House is held on a 5 year lease from 1<sup>st</sup> June 2020 and ending on 31st May 2025. The passing rental is £42,000 per annum.

We are given to understand that the building is freehold.

**TENANTS:**

Independence Development Limited, established for C. 10 years and trading from Kelleher House since 2020, are a therapeutic care service registered with the Care Quality Commission providing specialist care for young people with learning disabilities, Autism and Mental Health Issues.

**EPC:**

The owners have commissioned an EPC.

**RATES:**

The business rates are the responsibility of the tenants.

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £24,500pa which from April 1<sup>st</sup> 2023 will increase to £32,750 per annum.

**VAT:**

We have been informed by our clients that the purchase price is not subject to VAT being added.

**PLANNING:**

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including office, medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the use of the property complies with the relevant planning permissions and building regulations.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.





Find out more about Hummerstone & Hawkins Ltd and our services at [www.hummerstone.co.uk](http://www.hummerstone.co.uk).  
Registered office 144 Welling High Street, Welling, Kent, DA16 1TN.