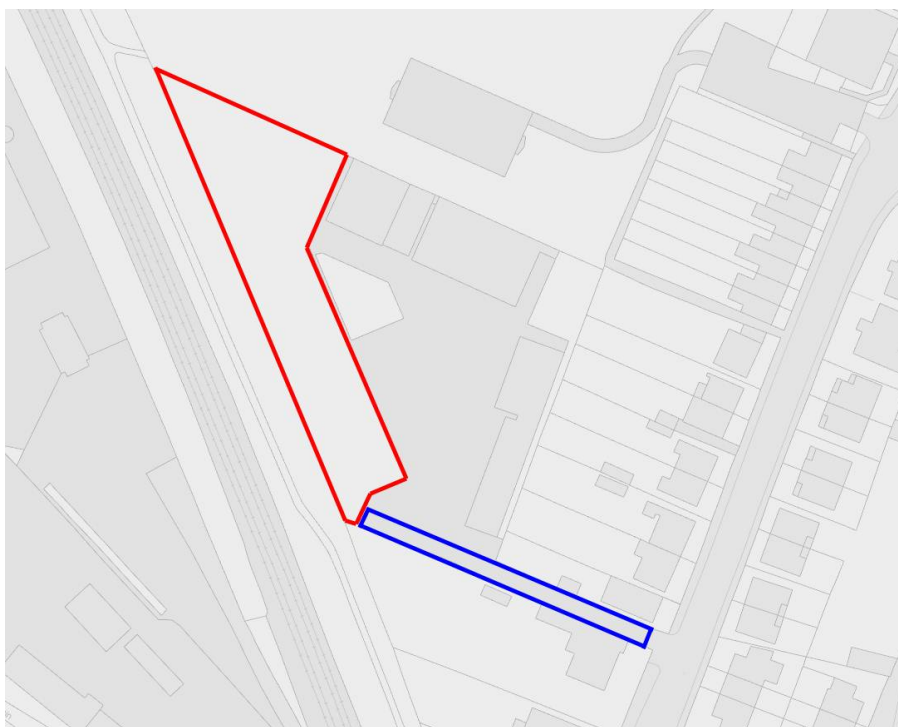


Property Particulars

DEAL

THE OLD CORPORATION YARD, WESTERN AVENUE, CT14 6PJ

CLEARED VACANT SITE FOR OPEN STORAGE



TERMS

The unit is to be let on a new lease for a term of years to be agreed on Full Repairing & Insuring covenants, outside the Landlord and Tenant Act. A rental deposit maybe be required subject to covenant.

RATING

We understand the property has a rateable value of £16,250 in the 2017 rating list. *Note: Prospective tenants are advised to make their own enquiries of Dover District Council on 01304 821199.*

RENT

We are quoting a rental of £22,500 per annum exclusive, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Ian Crittenden BSc (Hons) MRICS

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

SITUATION

The site is found just off Western Avenue and is an area of hard landscaping between the railway line to the West and a small industrial estate to the East. The site (shown above outlined in red) is accessed via a roadway which is shared with the industrial estate (shown in blue above).

The main A2 is within approximately 7 miles of the site, with the Port of Dover approximately 8.5 miles to the South. The railway station of Deal is within 0.6 miles of the plot with services to London St Pancras International in approximately 1 hour 25 minutes.

DESCRIPTION

The site comprises a concreted open yard which has the benefit of electricity and water. The site would suit a variety of uses including a range of storage solutions from materials to vehicles.

We have been supplied with the following areas by the client and understand that site has the following gross internal area (GIA),

Overall (GIA)	1,672 sq.m	18,000 sq.ft
Total (GIA)	1,672 sq.m	18,000 sq.ft

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. Clarke & Crittenden is the trading name of Crittenden Commercial Limited. 11/08/17