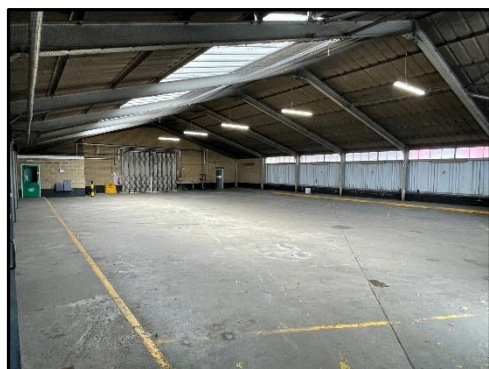


FORMER AMBULANCE STATION CROWN QUAY LANE, SITTINGBOURNE KENT ME10 3HU



**PROMINENT TOWN CENTRE SITE WITH EXISTING WAREHOUSE AND
OFFICES SUITABLE FOR A VARIETY OF USES INCLUDING DRIVE-THRU/
ROADSIDE/TRADE/STORAGE AND DISTRIBUTION/LEISURE
(SUBJECT TO NECESSARY PLANNING CONSENT)**

8,419 SQ. FT. ON A SITE OF APPROX. 0.45 ACRES

FOR SALE FREEHOLD

LOCATION

- Central town centre location adjacent to Kent Fire Brigade and opposite Swale House.
- Kwik Fit nearby and immediately opposite the main town centre.
- Located at the junction of Crown Quay Lane and St. Michaels Road (A2).
- Mixed use surrounding properties including residential, Snap Fitness, Lebus Engineering, Kent Fire Brigade.
- Sittingbourne town centre is immediately opposite within walking distance of Sainsburys, Lidl, Aldi, Sittingbourne mainline railway station.
- St. Michaels Road represents the main A2 passing through Sittingbourne connecting the Medway towns with Canterbury/Dover.
- Substantial regeneration has taken place in the town centre under the spirit of Sittingbourne Consortium. This has included the creation of a new town square, multi-storey car park and associated facilities.

DESCRIPTION

- The property represents a mainly level rectangle site comprising an ambulance storage facility, adjacent welfare and offices. To the rear are 3 workshops and parking to the front and rear.
- There is currently vehicular access from both St. Michaels Road and Crown Quay Lane.
- The main ambulance store is a framed structure with brick and glass elevations together with cement fibre cladding to the side. The roof is double skinned cement fibre sheeting.
- To the side running along St. Michaels Road is the office/welfare area which is brick built under a flat roof.

ACCOMMODATION

Approx. gross internal areas as follows:-

Main ambulance store	5,039 sq. ft.	(142.69 m ²)
Adjacent office/ Welfare	2,160 sq. ft.	(200.66 m ²)
3 bay workshops	1,220 sq. ft.	(113.34 m ²)
Total	8,419 sq. ft.	(782.13 m²)
Site area approx.	0.45 acres*	

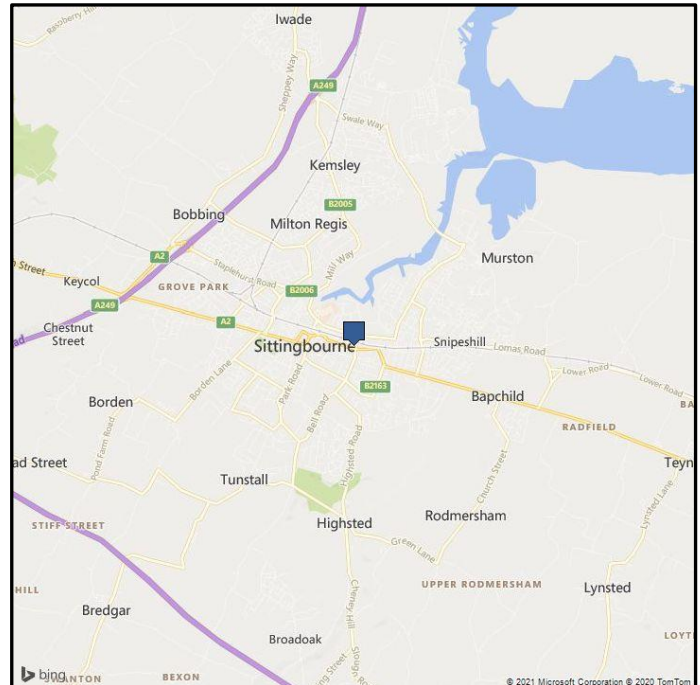
* Subject to verification

PROPOSAL

Sale of the freehold interest.

Preference for unconditional offers however consideration will be given to conditional offers.

LOCATION PLAN



PRICE

£995,000

VAT

We understand the property is not elected for VAT.

ANTI-MONEY LAUNDERING

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.

BUSINESS RATES

We understand from the VOA website that the entry in the Rating List as of 1st April 2023 is Rateable Value £38,750.

LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated Band D (92) and is valid until 17.02.2031. The EPC is available view upon request.

PLANNING

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

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

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000

kevindempster@watsonday.com



St. Michaels Road

Site

Crown Quay Lane

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

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