



**Prime retail pitch in  
attractive market  
town**

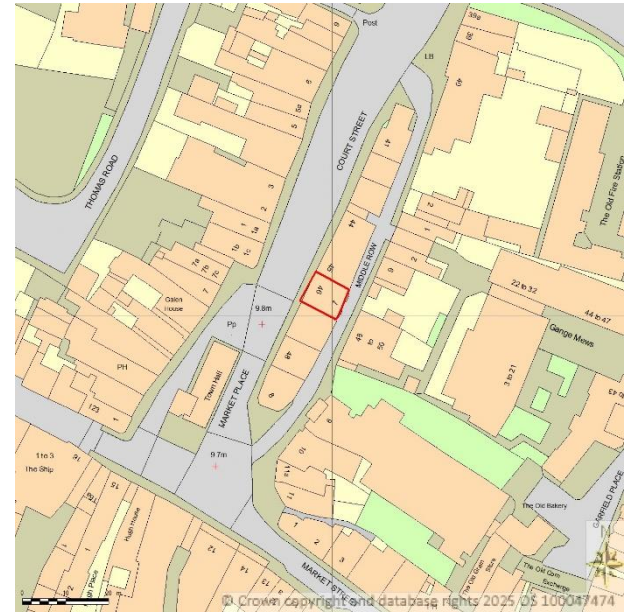
**Long standing tenant  
providing secure  
income stream**

**Attractive yield**

**Excellent prospects  
for future rental  
growth**

**Freehold Retail Investment producing £15,500 per annum  
For Sale  
46 Court Street, Faversham, Kent ME13 7AL**





Faversham is a popular market town with a population of some 20,000 (2021 Census), located near the A2 approximately 49 miles south east of London, 10 miles east of Sittingbourne and 10 miles west of Canterbury. It has excellent road links with access to the M2 at Junctions 6 and 7 and train services to London (St Pancras 1h 3 mins, Victoria 1h 14 mins), Dover and Ramsgate.

Court Street is located in the heart of the Faversham's vibrant town centre in what is considered to be part of the prime retail pitch. The town offers a wide variety of facilities, including specialist shops, national retailers, and , three days a week, a bustling market. It has its own cinema and an indoor and outdoor swimming pool.

The property also has a frontage onto Middle Row, a narrow cobbled street to the rear.



**Description**

An attractive well maintained Grade 2 listed building comprising a retail unit on the ground and lower ground floors and a three bedroom residential unit above accessed from Middle Row to the rear.

The retail unit benefits from a full retail frontage onto Court Street and provides well proportioned shop space together with a small office on the ground floor and full height storage space together with a WC and kitchenette at lower ground floor

The retail unit is let to a national charity whilst the residential element has been sold off on a 150 year lease.



Accommodation		
Ground Floor		
Retail Area	490 sq.ft.	45.5 m <sup>2</sup>
Office	63 sq.ft.	35.8 m <sup>2</sup>
Lower Ground Floor		
Storage	305 sq.ft.	35.3 m <sup>2</sup>
Kitchenette		
WC		
Residential Upper Parts (Sold off)		

### Rateable Value

The ground floor and lower ground floor is assessed as Shop and Premises with a current rateable value of £ 9,300

### EPC

The building as a whole is assessed within Band D (98) valid until 6<sup>th</sup> August 2029

### Tenancies

The ground floor and lower ground floor is let to DEBRA on an effective FRI lease for a term expiring 28<sup>th</sup> September 2029 at a rent of £15,500 per annum.

The residential upper parts have been sold off on a 150 year lease expiring on 24<sup>th</sup> December 2169 at a peppercorn rent

The tenants are responsible for 50% each of the freeholders costs of insuring the building and maintaining the exterior which was fully decorated in 2024.

DEBRA (company number 04118259) is a national charity leading research into epidermolysis bullosa “butterfly skin”. Founded in 2000 it has over 80 shops in England and Scotland and has traded from the property for over 15 years. With a CreditSafe score of 79/100 indicating “very low risk”, in the year ending 31<sup>st</sup> December 2024 it had an income of £18.2 million and net assets of £3.2 million.

### The Market

Faversham is a thriving town with a growing population. A number of new residential schemes have been completed in recent years with more in the pipeline including the Duchy of Cornwall’s proposed “Garden Neighbourhood” which includes 2,500 new homes.

Unlike some other centres, rents for retail units in the Town have been buoyant in recent years with open market lettings achieving rents as high as £35-40 psf Zone A. The passing rent on the property reflects a rent of less than £30 psf Zone A suggesting there is excellent potential for future rental growth.



**Tenure** Freehold

### Guide Price

£210,000. A purchase at this level would reflect a gross initial yield of 7.4%.

**VAT** The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be structured as a Transfer of a Going Concern( TOGC)

### 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

### For Further Information

Contact Tim Bishop

07808 328051

[tim.bishop@bishopwhitehead.co.uk](mailto:tim.bishop@bishopwhitehead.co.uk)

