



**PROMINENT SURFACED SITE
FOR OPEN STORAGE/ROADSIDE USES/RESIDENTIAL
REDEVELOPMENT (SUBJECT TO PLANNING)**

0.55 Acres (0.22 Hectares)

FREEHOLD

**GROVEHURST CARS SITE, KING STREET (OFF GAS ROAD),
SITTINGBOURNE ME10 2QD**

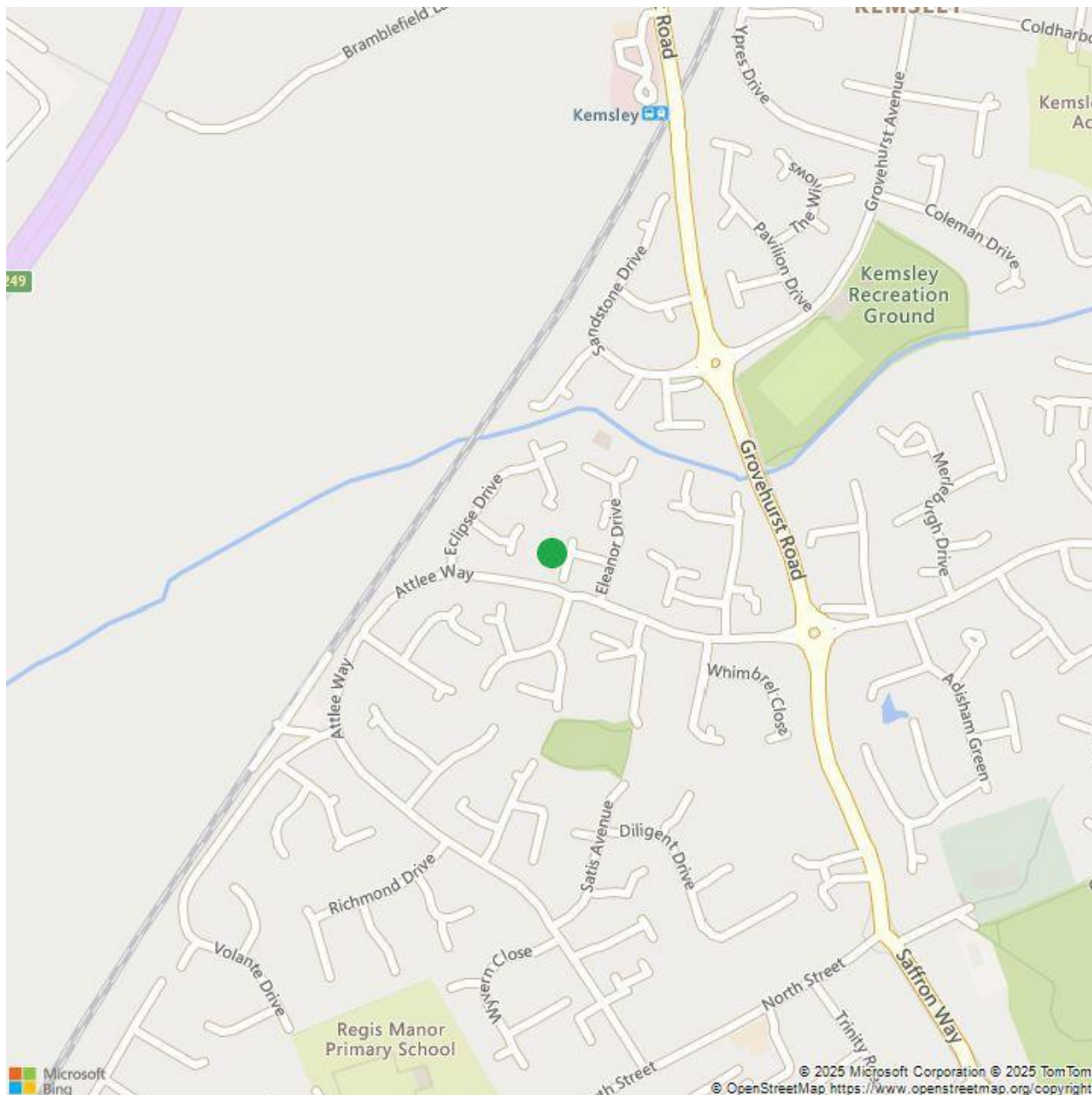
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The site occupies a prominent position fronting Mill Way (access via King Street) adjacent to the BP petrol filling station and residential development at Jupiter Road. Sittingbourne town centre together with the mainline railway station and shopping facilities is a short distance to the south as is the Sittingbourne Retail Park and Morrisons supermarket. There is good access from the A2 to the A249 and Junction 5, M2 thereafter Junction 7, M20.



DESCRIPTION:

The site comprises a mainly regular shaped site which is surfaced and securely fenced and gated. We are advised there is electricity, water supply and drainage on site. The site would lend itself to open storage uses, car rental or other clean open storage uses.

ACCOMMODATION:

We are advised that the approximate site area is 0.55 acres.

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TERMS:

The site is for sale freehold, however, we understand that a small section of the site in the top north east section (marked 1 edged blue on the below title plan) is reserved under a lease to a telecommunications provider. Rental is a peppercorn.

PRICE:

Offers in excess of £900,000 for the freehold interest.

We are advised that the sale will not attract VAT.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

Existing use as a car sales site.

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Car sales land & premises

Rateable Value (2023): £44,250

UBR in £: 49.9p

Potential applicants are advised to check with the Local Rating Authority Swale Borough Council for the actual business rates payable.

EPC:

An EPC is not required.

VIEWING:

Jonathan Creek

01622 944000

jcreek@harrisons.property

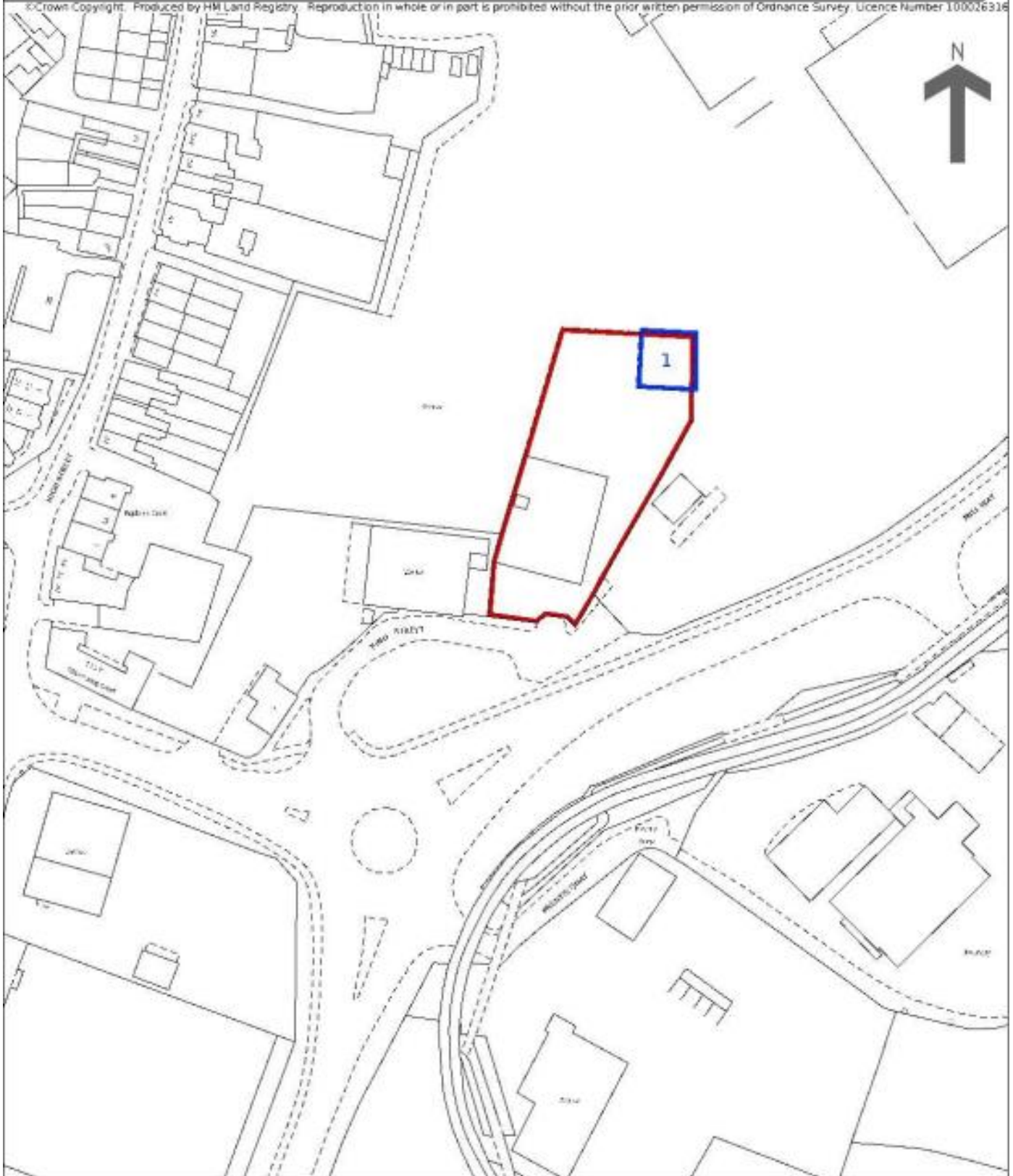
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HM Land Registry
Official copy of
title plan

Title number **K816994**
Ordnance Survey map reference **TQ9064SW**
Scale **1:1250**
Administrative area **Kent : Swale**



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