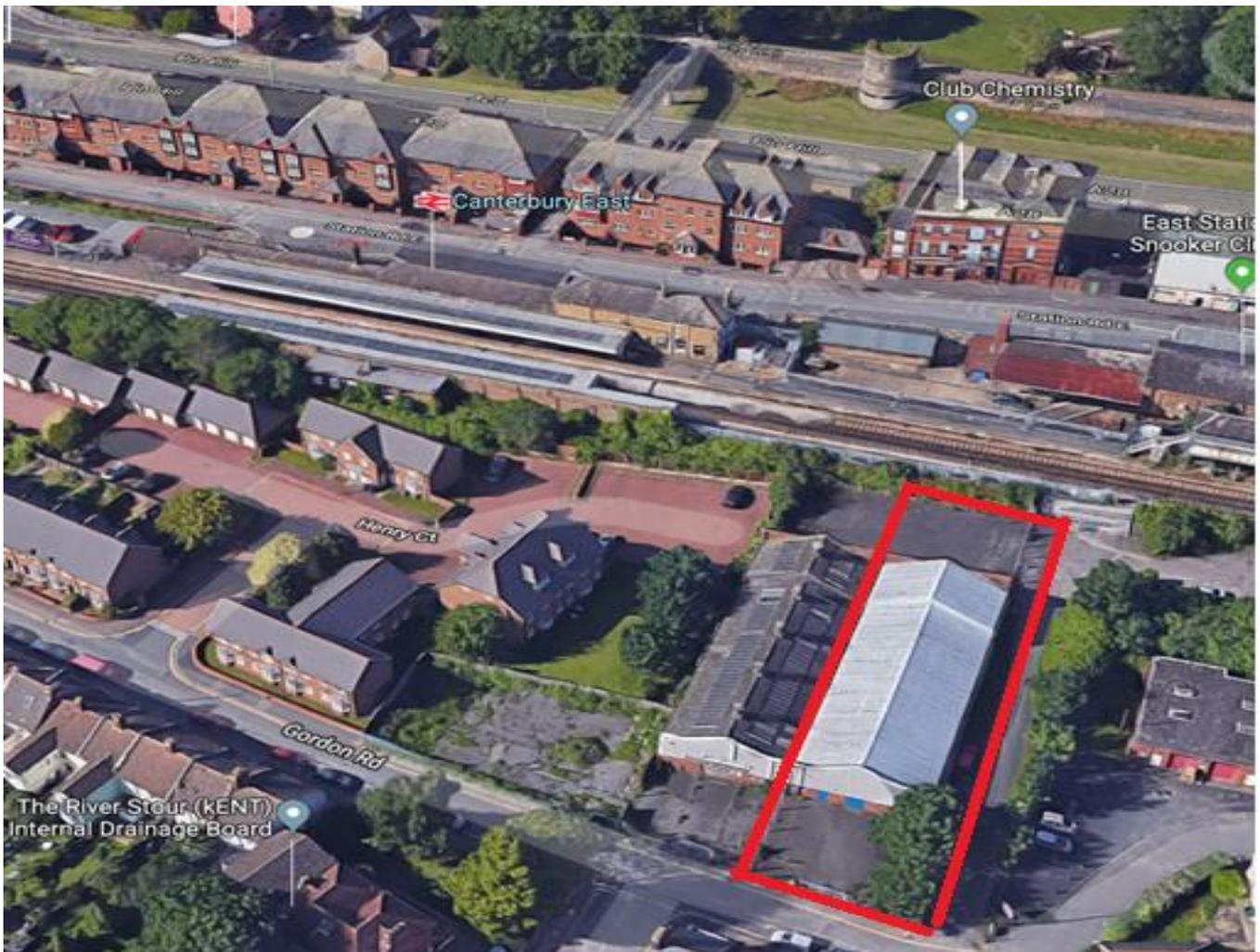


# Claridges

COMMERCIAL PROPERTY CONSULTANTS

## **FREEHOLD INVESTMENT FOR SALE (LET TO CABLE & WIRELESS) WITH RESIDENTIAL DEVELOPMENT POTENTIAL**



### **GORDON ROAD, CANTERBURY KENT CT1 3PP**

**020 8559 1122**

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges. VAT may be charged on some rents quoted

- Location:** Situated in Gordon Road, Canterbury, opposite Martyr's Field Road. Gordon Road runs directly off Wincheap (A28) which in turn links up with Pin Hill (Canterbury Ring Road). Canterbury East Railway Station is immediately to the rear of the site.
- Description:** Comprising a warehouse of approximately 4050 sq ft plus front and rear car park which is let to Cable & Wireless as a telephone exchange. Cable & Wireless have been in occupation under various leases for 28 years and the current lease expires in two years time. The lease is within the Landlord & Tenant Act 1954. The warehouse is semi detached and the adjacent warehouse was sold approximately 18 months ago and has planning consent to demolish and create 14 new build residential properties. Work on this site is about to commence.
- It is thought that this building could also benefit from a planning application to demolish and redevelop to create a residential scheme similar to the one adjacent. This is the last site to be developed in Gordon Road and has the benefit of not only having a road frontage to Gordon Road but a side access road to the right-hand side of the site. The rear of the site abuts Canterbury East station and the property is approximately 300m as the crow flies to the walled city of Canterbury. The property is being sold unconditionally as an investment with potential to redevelop.
- Tenancy:** The property is let to Cable & Wireless telecommunications on a 5 year term expiring in June 2020. The lease is within the Landlord & Tenant Act 1954. The current passing rent is £24,000 pa (the property is thought to be under-rented and reversionary).
- Tenure:** Freehold
- Price:** £500,000
- VAT:** The property is elected for VAT.
- Viewing:** By appointment only by Sole Agents:  
Reference: Adrian Cole (020 8559 1122)  
abc@claridges-commercial.co.uk



## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.