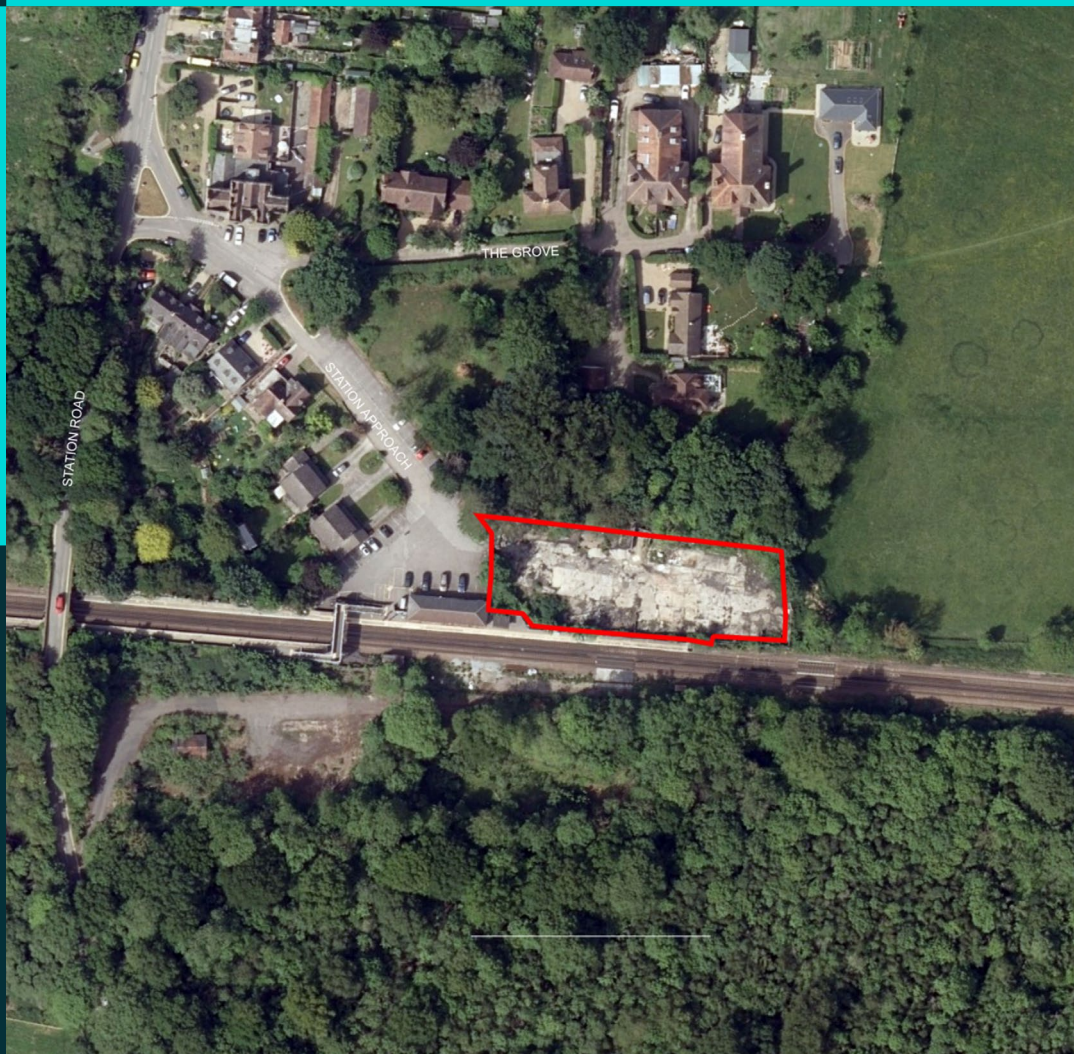


TO LET Land & Goods Yard

Goods Yard, Pluckley Train Station, Pluckley
Kent TN27 0RT



Contact

Mike Bumford 07788 412168
Michael.Bumford@rapleys.com

Richard Curry 07876 747146
Richard.curry@rapleys.com

Location

Pluckley is a traditional village in Kent, circa 5 miles north west of Ashford, within a very rural area. The subject property is located directly adjacent to Pluckley train station and is accessed via the station car park.

Description

The subject property comprises a yard area which sits alongside the railway tracks. Most of the yard is covered in concrete hard standing, with the exception of a small area in the south west corner.

A single swinging gate provides access into the yard from the west, accessed via the station car park.

Please note there are no buildings associated with the premises.

Accommodation

| | Hectare | Acre |
|------------------------|-------------|-------------|
| Total Site Area | 0.23 | 0.57 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Terms

A new lease for a term of 3 years outside the provisions of the Landlord and Tenant Act Part II (as amended) with Landlord's rolling break option after the first year of the term, subject to 6 month's prior written notice.

Landlord's Costs

The landlord's legal costs of £395 plus VAT will be payable by the ingoing Tenant (s).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Planning

The site is suitable for storage purposes under Class B2/B8 of the Town and Country Planning (Use Classes) Order 1987.

Rating

We are advised that the Rateable Value for the property is £11,000 and the UBR for 2022/23 is 49.9p in the £. Interested parties are advised to make their own enquiries to the Local Authority.

Viewing

Strictly by appointment via the sole agents.

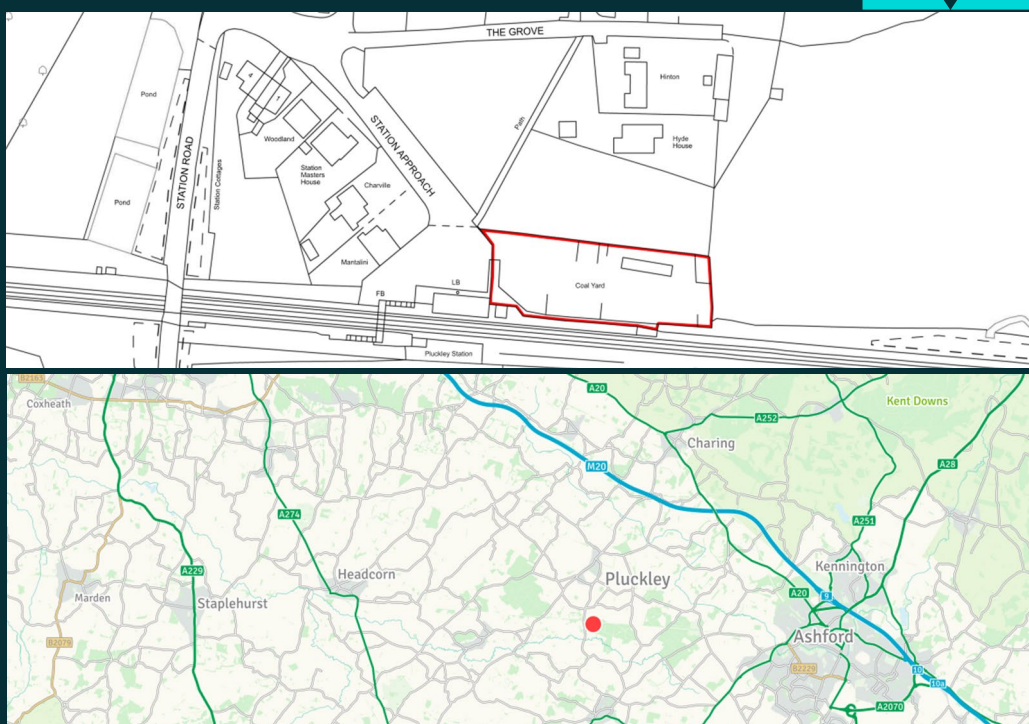
Land adjacent to Pluckley train station

Suitable for storage

0.23 hectares (0.57 acre)

£20,000 per annum





For further details contact:
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