

RAPLEYS

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0370 777 6292

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



Land adjacent to Pluckley
train station

Suitable for storage

0.23 hectare (0.57 acre)

£20,000 per annum



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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

The property comprises the following approximate site areas:

	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.

Tenure

Leasehold.

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.



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Landlord Costs

The landlord legal costs of £395 (+VAT) will be payable by the ingoing tenant(s).

Rent

£20,000 per annum.

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 regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

VAT

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

Viewing

Strictly by appointment via the sole agents.

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