

RAPLEYS

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0370 777 6292

TO LET Land in Station Yard

Land in Upside Station Yard,
Birchington on Sea, Kent CT7 9RD

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com



Self contained yard alongside
the railway tracks

Easily accessible from
Station Approach

0.445 hectare (1.1 acres)

Adjacent to Birchington station



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Location

The subject property is located directly adjacent to Birchington train station and accessible from Station Approach to the east. The surrounding area is a mix of commercial and residential with both local and national occupiers within the village including **Dominos Pizza, Sainsbury's Local** and **Co-op foodstore**.

Birchington on Sea is a village on the north coast of Kent, between the seaside resorts of Herne Bay and Margate.

Description

The subject property comprises a yard area which sits alongside the railway tracks and is suitable for open storage of equipment and supplies. Approximately 18,000 sq ft of the yard is hardstanding and there are no buildings associated with the premises.

A pair of double gates provides access into the yard from the east via the station car park with perimeter fencing securing the eastern and northern perimeters.

Accommodation

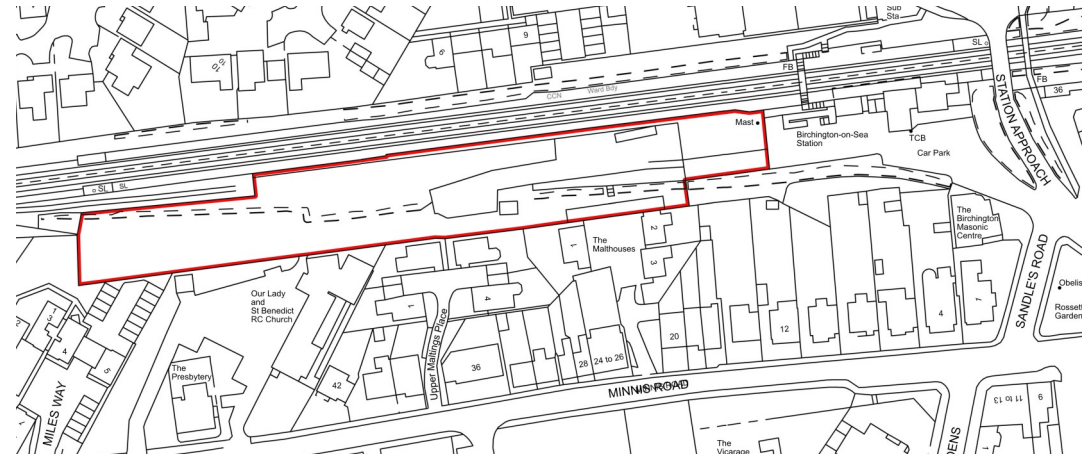
The property comprises the following approximate floor areas:

| | Hectare | Acre |
|------------------------|--------------|-------------|
| Total Site Area | 0.445 | 1.10 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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.



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Terms

A new lease for a term of 3 years outside the provisions of the 1954 Landlord & Tenant Act 1954 with a rolling landlord's break after the first year of the term.

Rent at £45,000 per annum.

Landlord Costs

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

Rating

We are advised that the Rateable Value for the property is to be assessed.

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

The site can be seen from the gates.

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