

## TO LET

# Land in Station Yard

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



### Contact

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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

	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.

### Tenure

Leasehold

### Terms

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

Rent at £45,000 per annum

### Landlord's Costs

The landlord's legal fees of £395 plus VAT will be payable by the 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 of the Local Authority.

### 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.

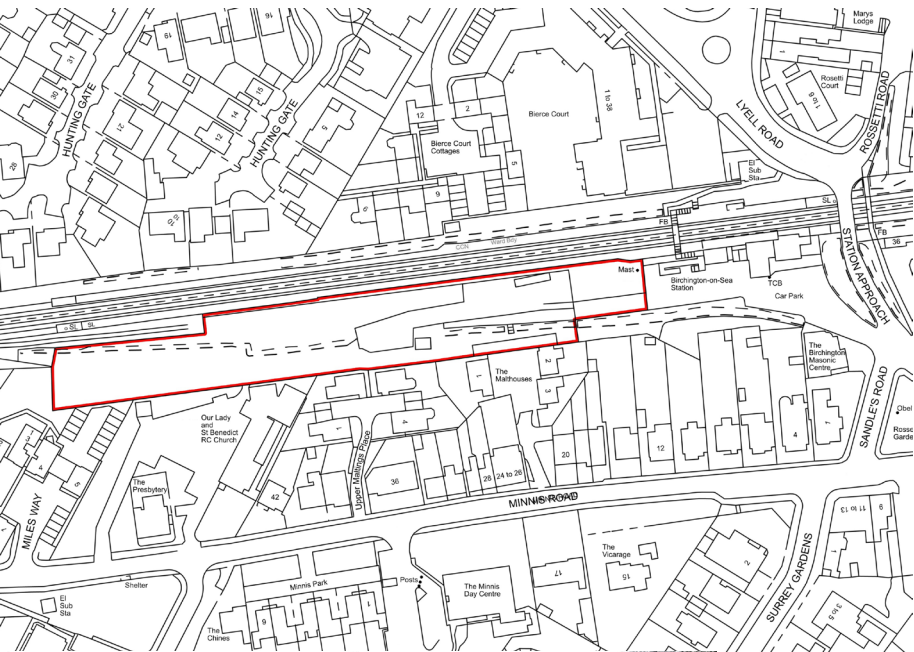
Self contained yard alongside the railway tracks

Easily accessible from Station Approach

0.445 hectare (1.1 acres)

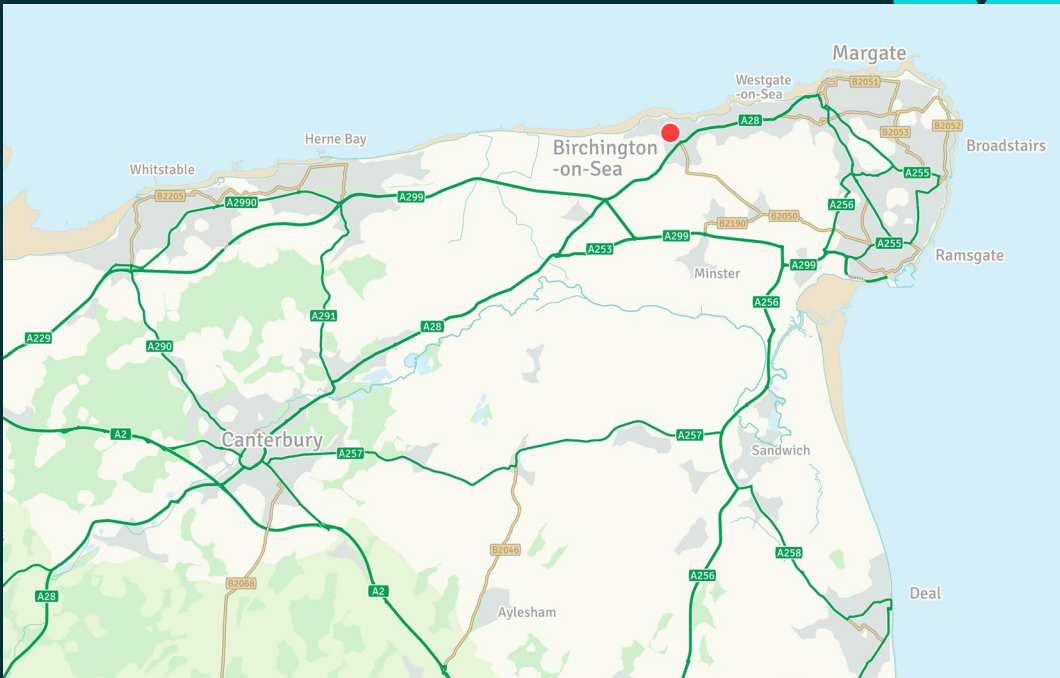
Adjacent to Birchington station

£45,000 per annum



£45,000 pa  
Leasehold





A diagram showing a large rectangle divided into three smaller rectangles by two vertical lines. The top rectangle is labeled 'A', the middle rectangle is labeled 'B', and the bottom rectangle is labeled 'C'.

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