



For Sale – Commercial Unit/Compound/Development Opportunity

Crown Quay Lane, Sittingbourne ME10 3HY

- Former motor dealership with extensive parking and display
- Available in whole or part as shown
- 30,896 on 2.37 acres
- **Plot 1** – 1.57 acres (approx.) / **Plot 2** – 0.8 acre (approx.)
- Suitable for a variety of uses (subject to the necessary consents)
- Close to Town Centre / Sittingbourne Rail Station
- Large 'Out of Town' retail presence in the area

Location

The property occupies a prominent, corner position at the roundabout junction of the B2006 Eurolink Way and Crown Quay Lane, on the north edge of Sittingbourne town centre.

Sittingbourne has a population of 54,000 (2021 census) and sits 45 miles east of London via the M2 which is accessed from the A2 / A249 from the town centre and leads east to Dover (34 miles distance).

The surrounding area is largely commercial in character with the large Eurolink Industrial Estate immediately to the east.

There are a number of retail parks and supermarkets a short distance west with occupiers including Morrisons, Home Bargains, Dunelm, Currys, Pets at Home and Dreams.

A housing estate lies opposite with a railway line running across the southern boundary of the site.

Description

[Plot 1](#)

The property comprises a former motor dealership with extensive workshop accommodation which is suitable for a variety of alternative uses.

The two showroom areas have capacity for 6 and 3 vehicles respectively and are well fitted with tiled flooring, glazed frontages and suspended ceilings with boxed lighting and heating vents. A number of offices and customer WC's sit to the side.

The rear part of the building comprises a separate bodyshop and workshop with a total of 13 ramps presently. The area has a concrete floor, painted blockwork walls and lighting by LED box lighting and heating by Ambirad strip heaters.

Access into the workshop is via 4 up and over doors in the side elevation with a separate, single point of access into the bodyshop from the rear of the building

[Plot 2](#)

This site comprises a small sales cabin along with valeting bays and a part rough, part hard standing parking compound which is securely fenced. The site has dedicated access from Eurolink Way

Energy Performance

Energy Performance Asset Rating – D



Terms

Freehold

Offers are invited for the whole or individual plots.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the property is currently assessed with a Rateable Value of £169,000.

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).

Further information is also available at www.gov.uk/calculate-your-business-rates.

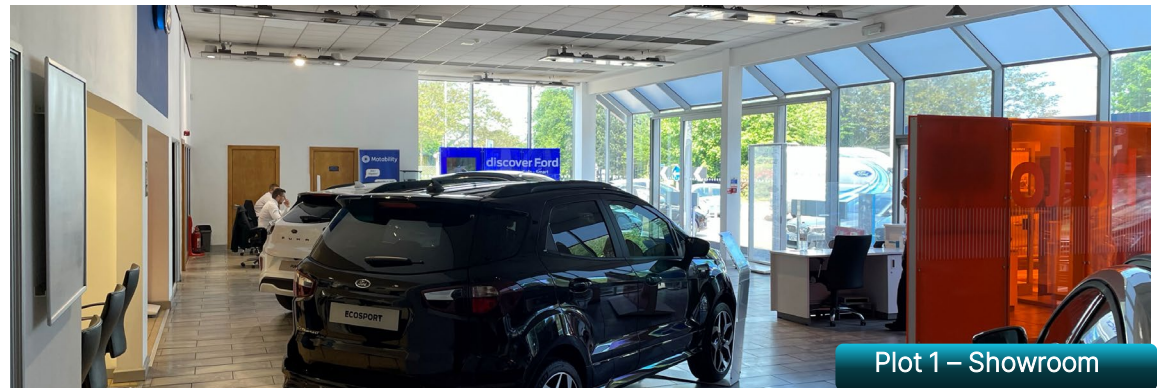
Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Plot 1		
Showroom 1	236.6	2,546
Showroom 2	114.6	1,233
Offices & Ancillary	248.0	2,669
Workshop/Ancillary	770.5	8,294
Bodyshop	853.2	9,184
Parts	153.7	1,654
Parts Mezzanine	265.0	2,853
Total	2,641.6	28,403
	Hectare	Acre
Total Site Area (approx.)	0.635	1.57

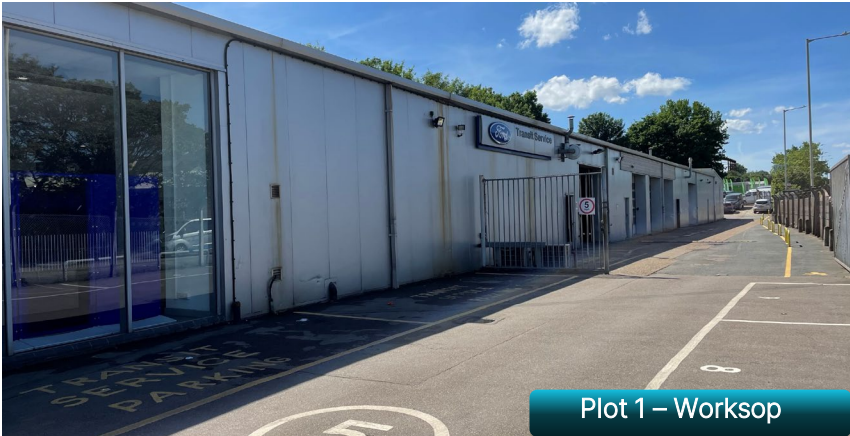
	Sq m	Sq ft
Plot 2		
Used Car Centre	54.8	590
Compressor /Gas Store	21.8	235
Valeting	152.2	1,638
Total	228.8	2,463
	Hectare	Acre
Total Site Area (approx.)	0.324	0.80

Note: These areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal 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.





Plot 1 – Dealership



Plot 1 – Workshop



Plot 1 – Workshop



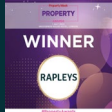
Plot 2 – Compound

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