

FOR SALE

Commercial Unit/Compound/Development Opportunity

Crown Quay Lane
Sittingbourne, ME10 3HY

Key information

- ❑ Former motor dealership with extensive parking and display
- ❑ Available in whole or part as shown.
- ❑ 30,896 sq ft on 2.37 acres
 - ❑ Plot 1 – 1.2 acres (approx.)
 - ❑ Plot 2 – 0.54 acres (approx.)
 - ❑ Plot 3 – 0.63 acres (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

Contact

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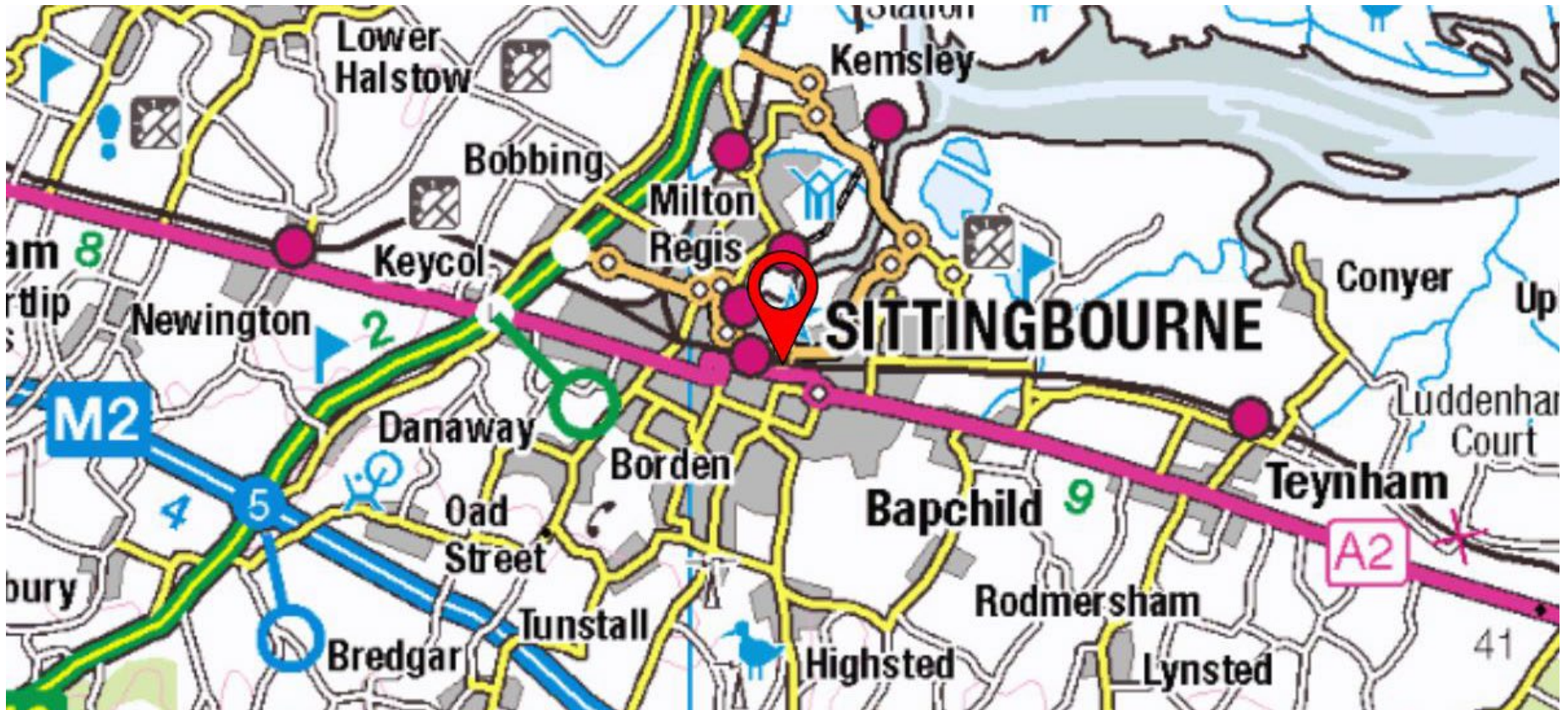
Location

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 distant).

The surrounding area is largely commercial in character with the large Eurolink Industrial Estate immediately to the east and 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 1 – Dealership

Plot 2

This area comprises a small portakabin style office building formally used for car sales with ample external parking.

Dedicated access from Eurolink Way.

Plot 3

Again, with access from Eurolink Way, this compound is rough surfaced fenced land with existing valeting bays.

Energy Performance Rating

Energy Performance Asset Rating – D



Plot 2 – Used Cars Site



Plot 3 - Compound

Terms & Tenure

Freehold.

Offers invited whole or for 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 as a Vehicle Repair Workshop and Premises with a Rateable Value for the property is £146,000.

The UBR for 2025/26 is 55.5p 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 at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole selling agent only.

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		
	Hectare	Acre
Total Site Area	1.2 approx.	

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.

	Sq m	Sq ft
Plot 2		
Used Car Centre	54.8	590
Compressor /Gas Store	21.8	235
Total	76.6	825
	Hectare	Acre
Total Site Area	0.54 approx.	

	Sq m	Sq ft
Plot 3		
Valeting	152.2	1,638
Total	152.2	1,638
	Hectare	Acre
Total Site Area	0.63 approx.	



Plot 1 – Showroom

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