

## FOR SALE

# Motor Dealership / Development Opportunity

Crown Quay Lane  
Sittingbourne, ME10 3HY

### Key information

- ❑ Sustainable motor dealership with extensive parking and display
- ❑ 30,896 sq ft on 2.37 acres
- ❑ Suitable for alternative uses (subject to the necessary consents)
- ❑ Close to Town Centre / Sittingbourne Rail Station
- ❑ Large 'Out of Town' retail presence in the area

### Contact

Daniel Cook – 07795 660259  
daniel.cook@rapleys.com

Mark Frostick – 07785 522 958  
mark.frostick@rapleys.com



## 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

The property comprises a motor dealership with two front showroom areas and extensive workshop accommodation.

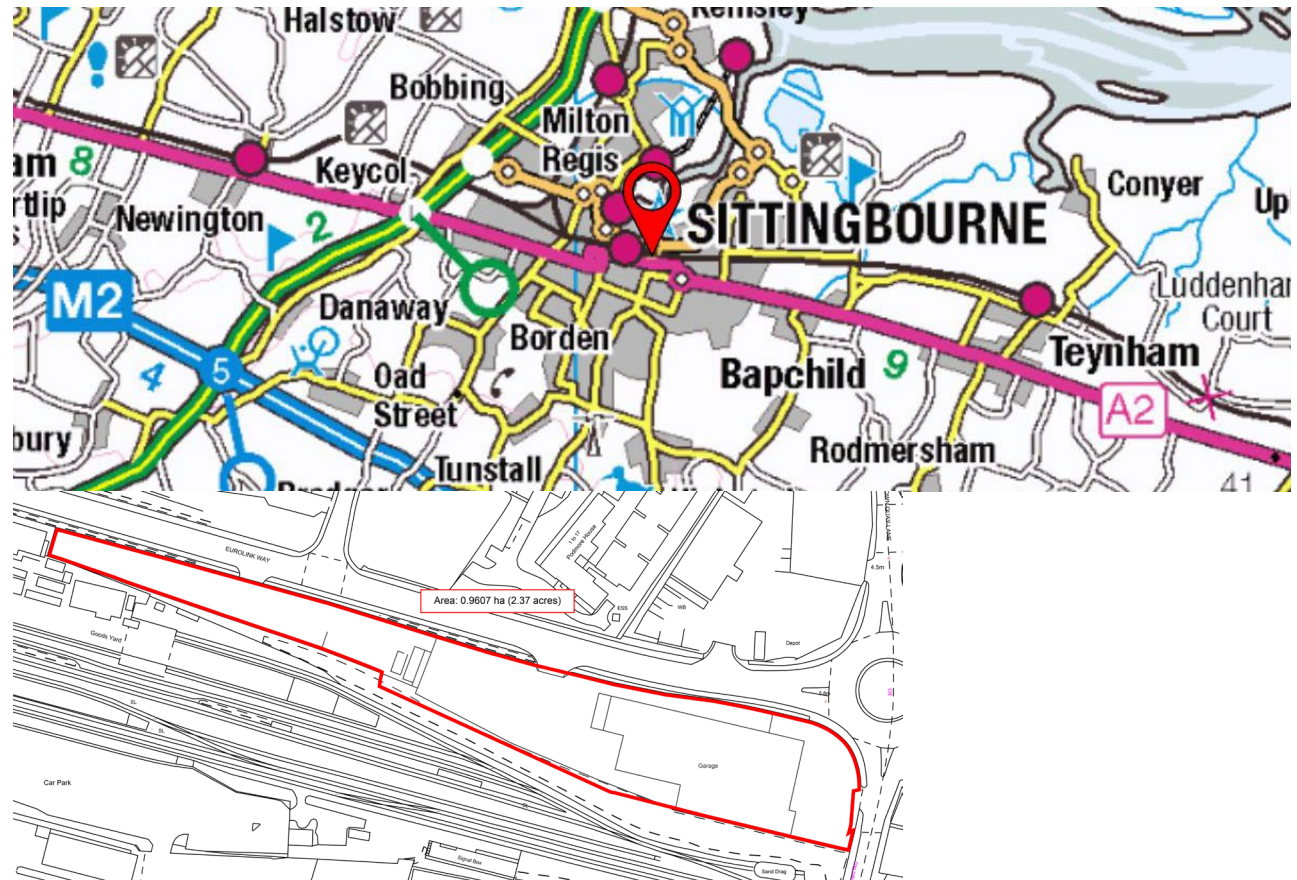
The two showroom areas have capacity for 6 and 3 vehicles respectively and are well fitted with tiled flooring, glazed frontages and suspended ceilings with boxed lighting and heating vents. A number of offices and customer WC's sit to the side.

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.

## Energy Performance Rating

Energy Performance Asset Rating – D





The property comprises the following approximate floor areas:-

	Sq m	Sq ft
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
Valeting	152.2	1,638
Used Car Centre	54.8	590
Compressor/Gas Store	21.8	235
Parts Mezzanine	265.0	2,853
<b>Total</b>	<b>2,870.3</b>	<b>30,896</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.959</b>	<b>2.37</b>

Note: The above 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.





## Terms & Tenure

Freehold. Offers invited over £3.75m.

## 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

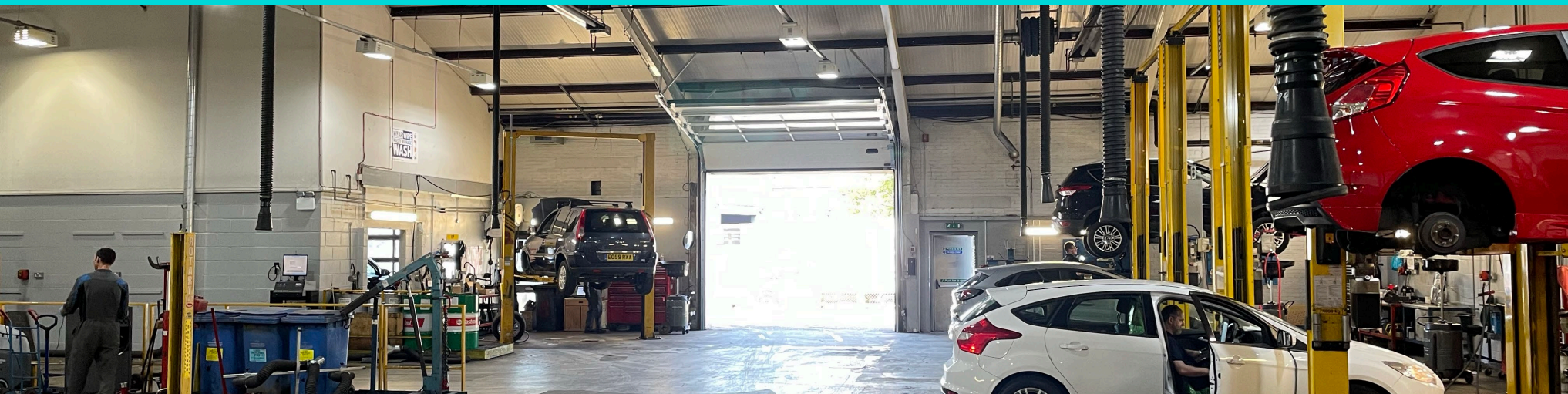
We are advised that the property is assessed as a Vehicle Repair Workshop and Premises with a Rateable Value for the property is £146,000.

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](https://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole selling agent only.



For further details contact:  
Daniel Cook – 07795 660259  
daniel.cook@rapleys.com  
Mark Frostick – 07785 522958  
mark.frostick@rapleys.com

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0370 777 6292

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