



Gillingham Train Station



GILLINGHAM DEVELOPMENT OPPORTUNITY

Land at Station Road/Le Neubourg Way, Gillingham, SP8 4QA

FOR SALE:

Opportunity to purchase 1.34 acres of investment property with redevelopment potential

**Chesters
Harcourt**

Illustrative site plan

EXECUTIVE SUMMARY

- Substantial redevelopment opportunity on prime arterial road suitable for a wide range of commercial and other uses
- Existing buildings let until 2025/2026 outside of the 1954 Landlord and Tenant Act
- Passing rents total £56,500 pa, inclusive of a telecoms mast let at £4,500 pa.
- Additional buildings in owner occupation

SITUATION

This property is situated on the corner of Station Road and Le Neubourg Way in the centre of the thriving north Dorset town of Gillingham.

Le Neubourg Way provides a southern relief road to the town centre and provides access to both a Waitrose and Asda supermarkets, both of which are within approximately 400 yards of the subject property.

There is a range of other commercial concerns close by, including a small retail park and an employment estate.

The main line railway station with a direct link to London Waterloo is located approximately 250 yards to the south of the site. There is also residential accommodation nearby, primarily to the south of the site.



THE PROPERTY

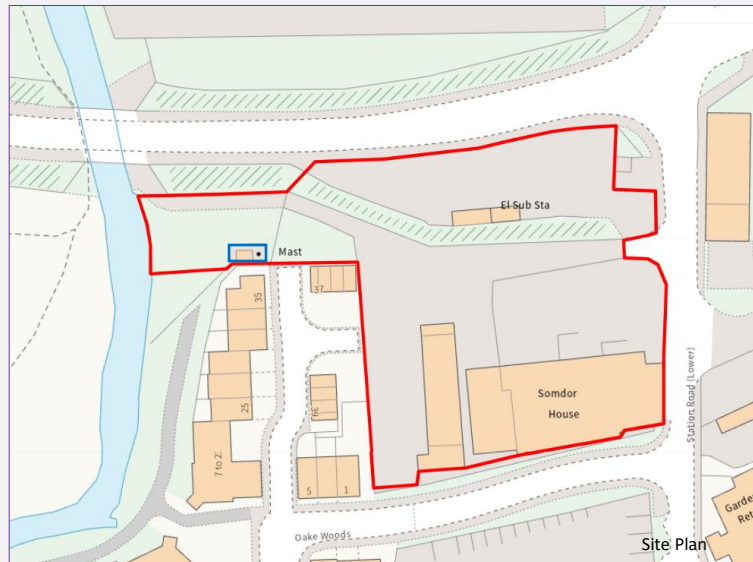
The property comprises a period 2 storey industrial building lying to the south of the site and currently let under two separate leases.

There is also an adjoining building currently occupied as a store by the owner of the site.

There is a yard and vehicle parking area to the north of the main building and then a car/van sales area at an elevated level adjoining Le Neubourg Way. The car/van sales area is let under a separate lease.

The rent passing under all three leases is a total of £52,000 pa. The leases expire in 2025 and 2026 and are held on terms outside of the Landlord and Tenant Act 1954, meaning that the tenants have no absolute right of renewal.

Further rent of £4,500 pa is received for a telecommunications mast (identified in blue on the site plan).



PLANNING

Prospective purchasers are advised to make their own planning assumptions but bearing in mind it's location a wide variety of potential uses are considered appropriate for the site.

TENURE

The property is sold freehold subject to the terms of the leases, the brief details of which are described above.

ENVIRONMENTAL AND FLOODING

Prospective purchasers should make their own enquiries, but it is noted that part of the site is in Flood Zones 2 and 3 according to the Environment Agency's Planning map.

EPCs

The current EPCs for the property are included in the dataroom.

VAT

To be advised.

METHOD OF SALE

Offers are invited on either an unconditional basis, or conditional basis if a planning approval for a change of use is required.

VIEWING

Strictly by appointment with the Owner's agents although the site is highly visible from the adjoining road network.

FURTHER INFORMATION

For any further information please contact the sole agent Chesters Harcourt:

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