

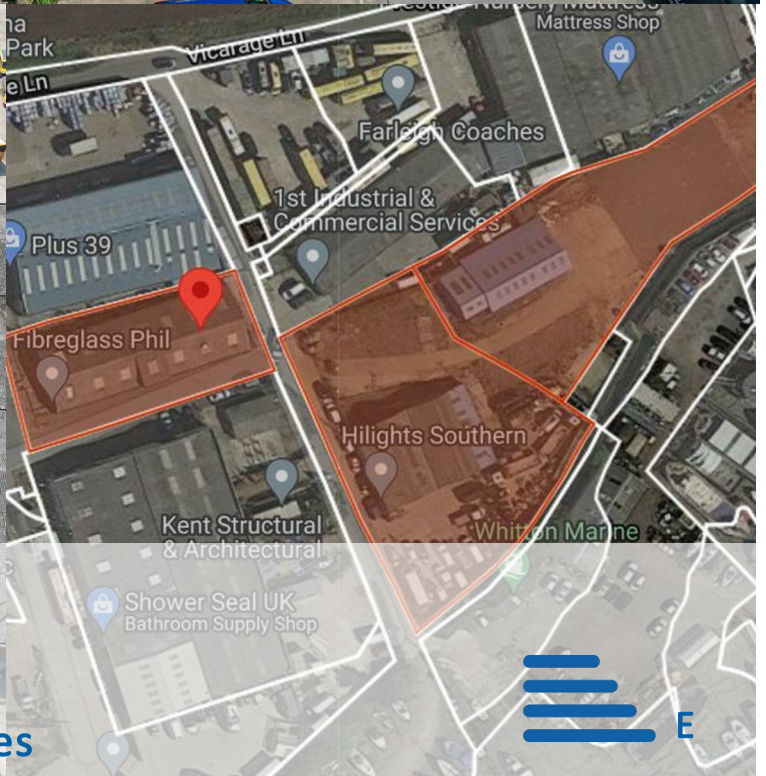


**Sealeys**  
Walker ■ Jarvis

(01474) 369368



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COMMERCIAL

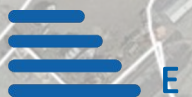


**Vicarage Lane**

Hoo, Rochester, ME3 9LB

**Guide Price £1,900,000**

**Company Sale With 3 Freehold Titles**



- Property Company For Sale
- Site Measuring Over 1.5 Acres
- Partial Rented At £24,750 PA
- Industrial Site Location
- 3 Land Registry Titles
- 3 Industrial Units Onsite
- Yard Measuring Over 20,000 SqFt
- Potential Income £145,000 PA Subject To Market Conditions

#### FOR SALE

£1,900,000 company sale with 3 freehold titles.

#### LOCATION DESCRIPTION

Situated on an industrial site near Hoo Marina park on the River Medway. The A289 Wainscott bypass is 2.7 miles away, with links to Medway and The A2. The A2 is 6.3 miles away.

#### PROPERTY DESCRIPTION

We have been instructed to sell the company P & W NASH (PROPERTY) LIMITED which owns 3 titles all within the same industrial estate. These titles all measure up to just over 1.5 Acres. There are 3 units on the sites one of which is currently rented at £24,750 Per Annum.

The primary building consists of offices and a workshop space measuring a total of 7,857 SqFt with 2 roller shutters, both measuring over 16ft high.

The rented unit is approximately 4,316 SqFt. and has use of a yard measuring approximately 10,000 SqFt.

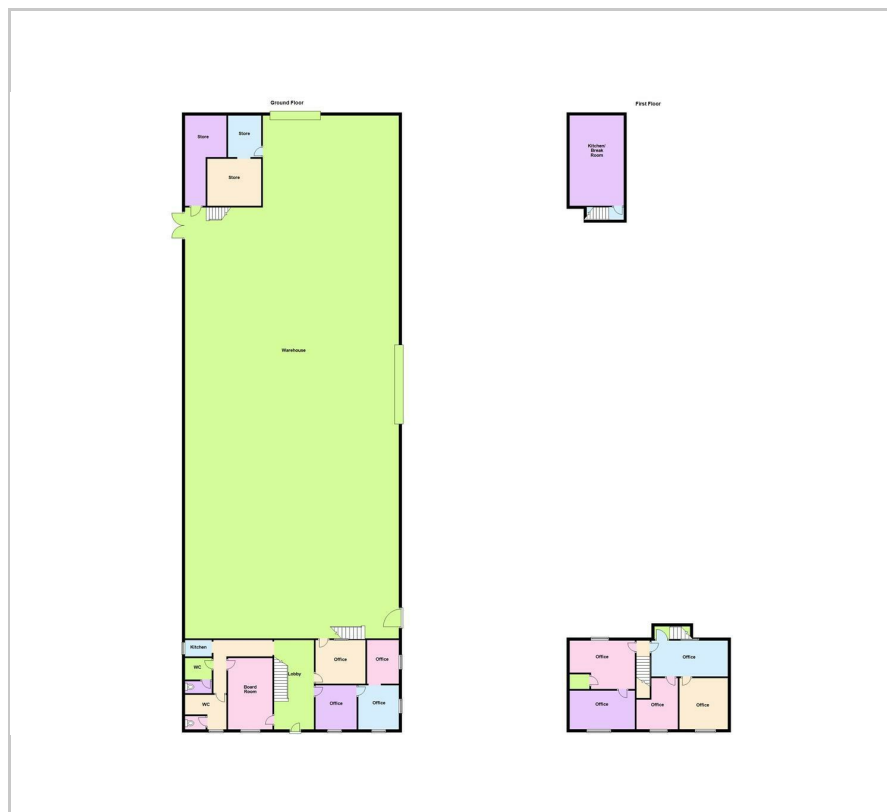
The final unit measures approximately 3,337 SqFt.

There is a open storage yard space measuring 20,354 SqFt

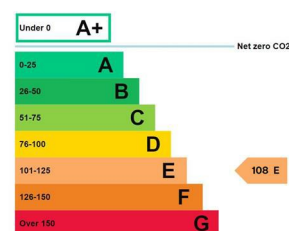
Parking spaces are situated around the main building.

These properties would be perfect to use as they are, or it could be split into smaller units to achieve a higher rent yield.

## Floor Plan



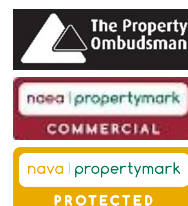
## Energy Efficiency Graph



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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