



# TO LET

## Station Yard (South Side), Pluckley, Ashford, Kent TN27 0RT

### Additional information

- Majority laid to hardstanding
- Suitable for open storage or car parking
- Small amount of covered store
- Approx. 2 acre secure site
- £30,000 per annum plus VAT exclusive

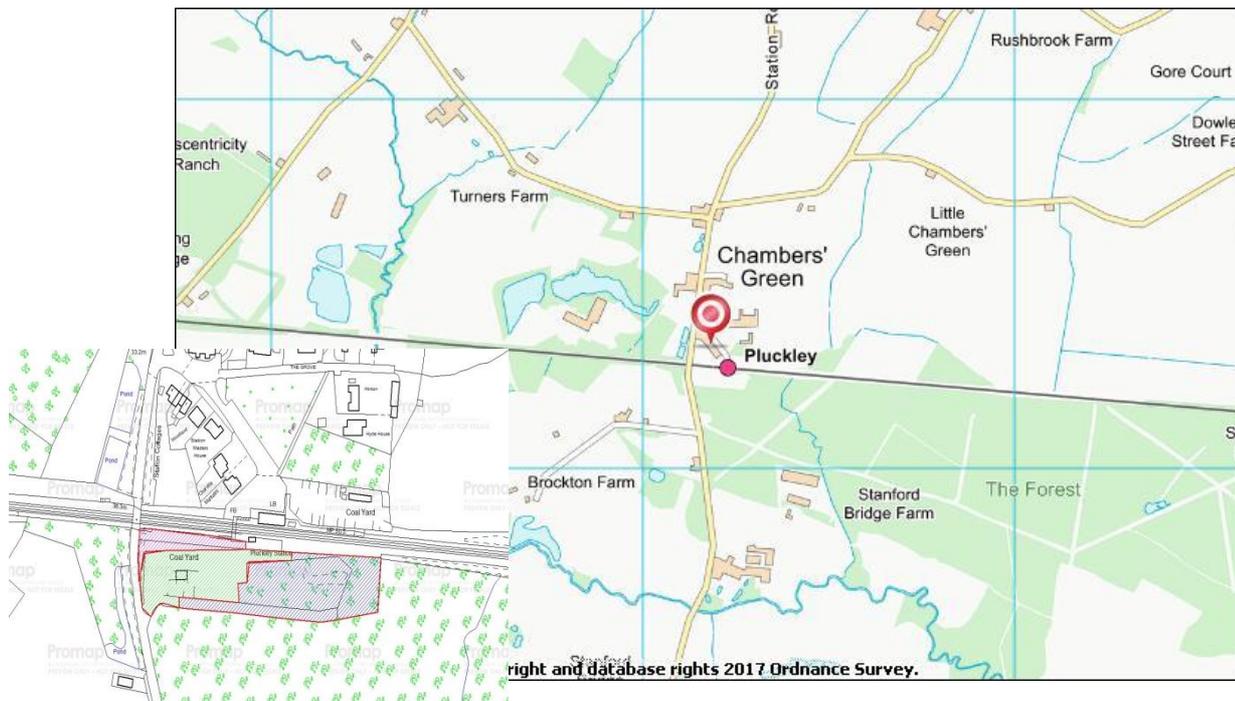


Yard of approx. 0.94 – 2.04 Acres



**SIBLEY PARES**

**TAYLOR RILEY**



## Location

This site is located on the southern side of the Ashford Charing Cross railway line at Pluckley Station approximately 1½ miles south of Pluckley village and 6 miles north west of Ashford. The site abuts Pluckley Station and there is a footbridge crossing the railway line giving access to the station itself.

## Rent

£30,000 per annum, exclusive.

## Terms

The site is available by way of a new FRI lease, the terms of which are negotiable, however a rent of £30,000 per annum is being sought.

## EPC

Not required.

## Rateable Value

There are currently three separate assessments with the following Rateable Values; £2,375, £3,700 and £1,575. The uniform business rate multiplier for the year 2019/20 is 49.1p. Small Business Relief may be applicable.

*(Applicants are advised to make their own enquiries of the local Borough Council)*

## Legal Costs

Each side to bear their own costs.

## Accommodation details

The site totals approximately 2.04 acres which is made up of concrete/tarmac hardstanding but also some hardcore and woodland.

The site has secure gates to the entrance and perimeter fence. Currently there are no mains services connected to the site. There is a small dilapidated workshop of approximately 500 sq ft.

The site is made up of the following approximate areas;

Hardstanding (Green) - 31,206 sq ft (0.716 acres).

Hardcore (Purple) - 9,833 sq ft (0.227 acres).

Woodland/Grass (Blue) - 47,807 sq ft (1.097 acres).

## Viewing

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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated  
MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

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