



## Unit 1A The Butts, St. Michaels Road, Sittingbourne, Kent

Secure Premises | Commercial Unit | Car and MOT Garage | Close to Town Centre | Large Storage Area | Recently Re-decorated

Asking Price: **£2,000 Per month**



# Unit 1A The Butts, St. Michaels Road, Sittingbourne, Kent



## Description:

**\*\*COMING SOON\*\***

Coming soon to the market, Reardons are pleased to offer to rent this rarely available Car and MOT Garage.

This unique property comprises two units with a private entrance, an MOT viewing window, a reception area, a septate kitchen, a restroom and a large storage area. The property also boasts a secure yard for vehicle parking and storage.

Please note that due to the ongoing works, the unit is not currently available for viewings until after 17th July. Please call us to register your interest. Recently re-decorated.

Planned enhancements include floors to be painted in grey, electrics to be tested, and awaiting an Energy Performance Certificate (EPC).

Rarely does an opportunity like this come to the market. Situated in close proximity to the town centre, just off the busy St. Michaels Road, this property boasts convenience and accessibility.

Electricity and water are currently monitored through sub-meters, readings are taken each month and payments are made directly to the landlord until the utility providers split them off (3-6 months).

3 year lease – terms negotiable.

Each party is responsible for their legal fees.

Rent: £2,000 per month, paid monthly, exclusive of VAT. Deposit: £4,000.

Full self-repairing lease.

Soft credit check.

1881 sqft internal dimensions.

B2 general use.

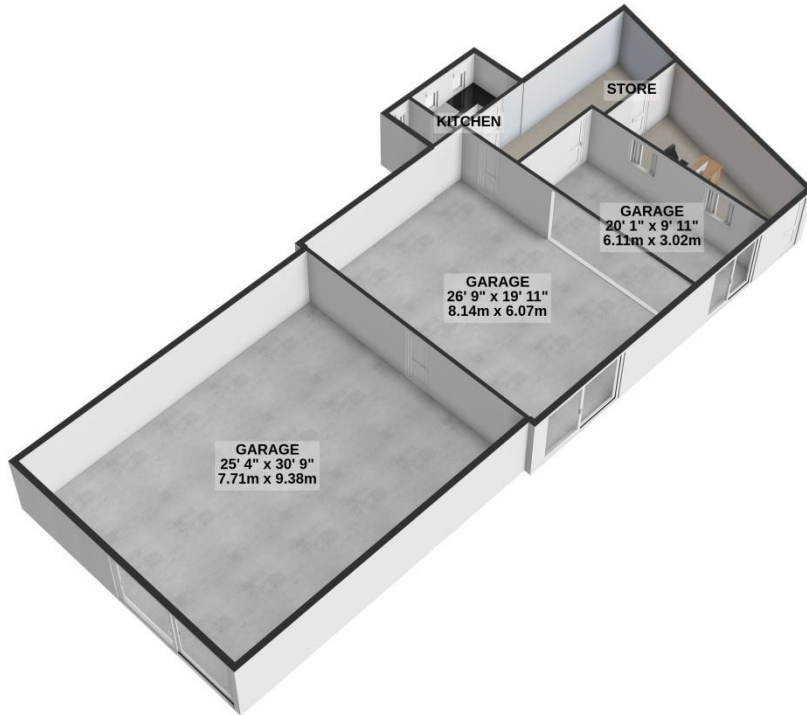
£15,500 rateable value, VOA Reference 000001630a – for more information please contact the swale business rates team on 01795 417454.

New updated photos coming soon!



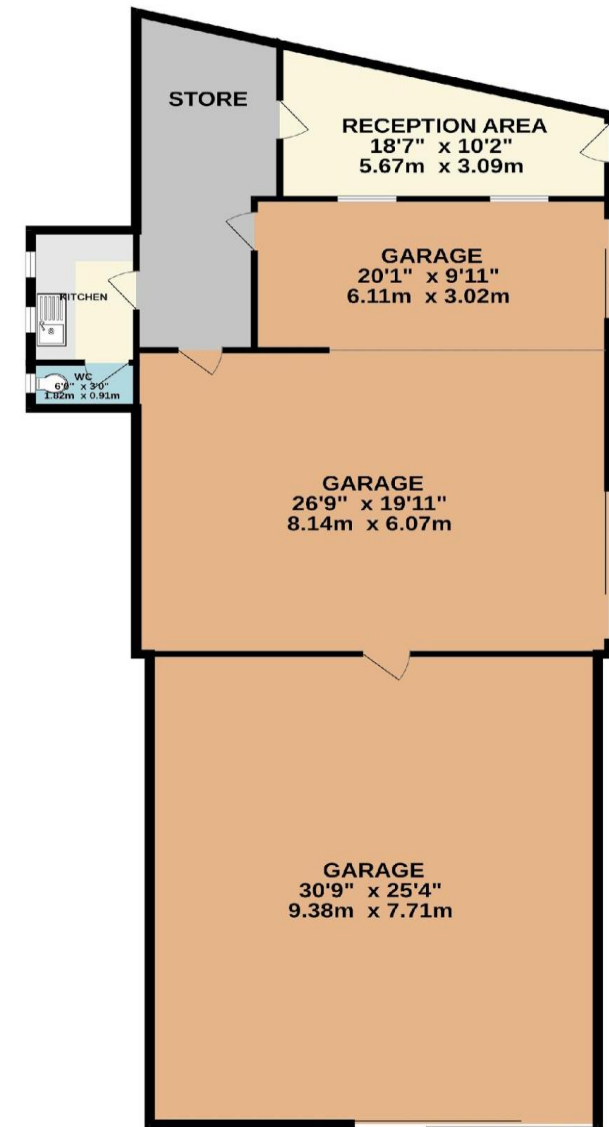


GROUND FLOOR  
1881 sq.ft. (174.8 sq.m.) approx.



TOTAL FLOOR AREA: 1881 sq.ft. (174.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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