

RETAIL / CLASS E
FOR SALE

TRAYNOR RYAN

COMMERCIAL & RESIDENTIAL INVESTMENT

25 YEARS
ESTABLISHED
1999



INCLUDING 4 FLATS

2,805 Sq Ft (260.60 Sq M)

FAVERSHAM / KENT

12 Market Street ME13 7AA

- Investment Opportunity – Strong Covenant
- Rare *Freehold* Property
- Prime Town Centre Retail Unit
- Rear Access
- Current Income £38,450 pa (GIY 7.46%)



CHARTERED SURVEYORS & PROPERTY CONSULTANTS
VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

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LOCATION

High footfall position in the heart of Faversham town centre – an attractive and historic market town. The property is near to the market hall acting as a trader's market. This area is substantially pedestrianised.

M2 Motorway: 1.5 miles

Faversham Train Station: 0.6 miles

DESCRIPTION

Fully let, high yielding mid-terrace retail unit let to Card Factory with flats to the upper floors (Tenancy Schedule - page 3). The property has front and rear access. The spacious retail floor offers flexibility within Class E use.

FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice, 6th edition and has the following areas:

	<i>Sq M</i>	<i>Sq Ft</i>
Ground Floor Shop (NIA):	81.78	880
Ground Floor Ancillary (NIA):	34.82	375
First Floor Flat (GIA):	36	388
First Floor Flat (GIA):	34	366
Second Floor Flat (GIA):	37	398
Second Floor Flat (GIA):	37	398
TOTAL	260.60	2,805

PRICE

GUIDE £515,000 excl.



BUSINESS RATES

Rateable Value £20,500.

COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
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TENANCY SCHEDULE

	Tenant	Size (Sq Ft)	Passing Rent (pa)	Next Break	Lease Expiry	Unexpired Term (years)
Ground Floor Shop	Sportswift Ltd	1,255	£19,250	17-01-2028	16-01-2030	5
Flat 12A	AST	388	£9,900	-	TBC	-
Flat 12B	AST	366	£9,300	-	TBC	-
Flat 12C	Long Lease	398	Peppercorn	-	24-12-2127	102
Flat 12D	Long Lease	398	Peppercorn	-	24-12-2127	102
TOTAL		2,805	£38,450			

Gross Initial Yield of 7.46%

COVENANT

The ground floor shop has been let to long-standing tenant Sportswift Ltd (trading as Card Factory) since 2014 having renewed twice during their tenure, most recently in January 2025 with security of tenure on FRI terms.

	2024	2023
Revenue	£483,251,000	£446,128,000
Gross profit	£174,302,000	£154,562,000
Operating profit	£74,395,000	£66,610,000



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** C61. **AML:** Prior to exchange of contracts, buyers are required to provide proof of identification and source of funds to satisfy anti-money laundering regulations. **Published: 02/2025**