

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 33' Internal Width 26'3" Shop Depth 59'8" Built Depth 90'5" Sales Area Approx. 1,555 sq.ft. Store Area Approx. 560 sq.ft. 2WCs <b>Total Area Approx. 2,115 sq.ft.</b>	<b>First Quench Retailing Ltd (t/a Drinks Cabin) (turnover for year ending 1st March 2003 £926.1m, pre-tax profits £15.9m and a net worth £219.8m)</b>	12 years from 1st March 1998	<b>£14,250</b>	FRI <b>Rent Review March 2003 (Outstanding – Landlord quoted £19,250 p.a.) and 2008</b> <b>Note: The tenant has been in occupation almost 20 years</b>
First Floor Flat	5 Rooms, Kitchen, Bathroom/WC	Mr & Mrs A Holwill	1 year from 16th March 2004	<b>£4,620</b>	AST <b>Note: The tenant has been in occupation since 2001</b>
<b>TOTAL</b>				<b>£18,870</b>	