



**SITUATION**

Located close to the junction with Mill Street within the pedestrianised Town Centre, popular for restaurants and cafés, and amongst such multiple traders as **Argos** and **Jessops** and being close to the entrance to the **Royal Star Arcade**.

Maidstone is the County Town and principal administrative centre of Kent with a substantial residential population of approximately over 100,000 and 35 miles south east of Central London via the A2 and M2 and being approximately 1 hour by train from Victoria Station.

**PROPERTY**

A mid-terraced Period building comprising a **Ground Floor Shop and Basement** with separate side entrance to **5 Self-Contained Flats** on the First & Second Floors.

VAT is payable in respect of this Lot

**FREEHOLD**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 24'11" Internal Width 24'0" Shop Depth 60'9" Built Depth 82'3" Area Approx 1,850 sq ft WC <b>Basement</b> Area Approx 322 sq ft	K. Chegini & A. A Shirazi (Grocers & Off-License)	20 years from 7th January 2008	£25,000	FRI <b>Rent Reviews 2012 and 5 Yearly</b> <b>Note: There is a £4,167 rent deposit held</b>
Flats 1, 2, 3, 4 & 5	5 Flats – The conversion works are soon to be completed.	D. & M. Djavad Izadeh	Each 200 years from 25th December 2006	£750 (£150 per flat)	Each FRI by way of service charge <b>Rent doubles every 25 years</b>
<b>TOTAL</b>				<b>£25,750</b>	

**£25,750 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts