



**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position in the town centre at the junction with Crescent Road and close to the busy intersection with the main A28 Canterbury Road, opposite **HSBC** and **Co-operative Food** and near to branches of **Martins, Barclays, Cancer Research, Betfred and Thomas Cook**, and only 300 yards from the Mainline Station. Birchington is a popular Seaside destination and Commuter Town 3 miles west of Margate and 13 miles north-east of Canterbury, enjoying excellent road links with the A28, A299 and M2.

**PROPERTY**

A terraced property comprising a **Ground Floor Shop** with **Basement Storage** and separate front access to a **Self-Contained Flat** at first floor level with a **rear Garden**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 61 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 19'7" Internal Width 18'0" Shop Depth 27'10" Built Depth 42'11" WC <b>Basement</b> Storage Area Approx 390 sq ft	<b>N. Naveenachandiran (Convenience Store/ Off-Licence)</b>	20 years from 26th August 2009	£9,000	FRI <b>Rent Reviews 2014 and 5 yearly Rent Deposit of £3,000 held.</b>
No 61A (First Floor Flat & Garden)	3 Rooms, Kitchen, Bathroom/WC	Individual	Commenced 1st February 1998	£5,436	AST Holding Over – in occupation since 1998
<b>TOTAL</b>				<b>£14,436</b>	

**£14,436 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Vincent, French & Browne - Tel: 020 7831 4994  
Ref: Ms Jill Mehrji - Email: info@vfb.co.uk

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