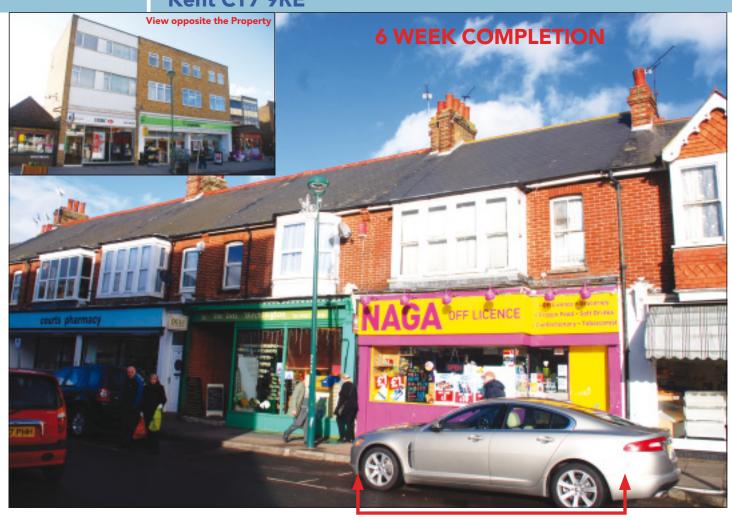


61/61A Station Road, Birchington, Kent CT7 9RE



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

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 61 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 19'7" Internal Width 18'0" Shop Depth 27'10" Built Depth 42'11" WC Basement Storage Area Approx 390 sq ft	N. Naveenachandiran (Convenience Store/ Off-Licence)	20 years from 26th August 2009	£9,000	FRI Rent Reviews 2014 and 5 yearly Rent Deposit of £3,000 held.
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
Galdelly			TOTAL	£14,436	

TENANCIES & ACCOMMODATION

£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