



6 WEEK COMPLETION

View from property

SITUATION

Occupying a busy position within this historic Cathedral City amongst multiple traders including **Nandos, Oxfam, Zizzi, Barnardos, Age UK** and a host of eateries and specialist traders being near to Marlowe Theatre and less than 2 miles from the University of Kent. Canterbury lies 15 miles north west of Dover and benefits from good road links via the A2 which leads onto M2 (Junction 1).

PROPERTY

An attractive Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Seating Area/Office/Storage** at first floor level and **Residential Accommodation** at second floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------|
| Gross Frontage | 14'1" |
| Internal Width | 12'7" |
| Shop Depth | 25'8" |
| Built Depth | 42'8" |

First Floor

| | |
|-----------------------------|-----------|
| Seating Area/Office/Storage | |
| Area Approx. | 700 sq ft |
| 2 WC's | |

Second Floor Residential Accommodation

2 Rooms, Kitchen/Diner, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Subway Realty Ltd (having 1,500 branches) (T/O for Y/E 31/12/10 £26.28m, Pre-Tax Profit £1.44m and Net Worth £2.89m)** for a term of 15 years from 25th March 2008 at a current rent of **£34,500 per annum** exclusive.

Rent Reviews 2013 & 5 yearly

Note: We are informed the franchisee refurbished the property in 2011 at a cost of approx. £30,000.

£34,500 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
E Edwards Son & Noice Solicitors – Tel: 01277 658 551
Ref: A Squires – Email: law@eesan.plus.com

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