



**SITUATION**

Occupying a prominent trading position in this busy town centre adjacent to a **Boots Opticians**, diagonally opposite a **Tesco Metro** and **Debenhams**, only a few yards from **St. Georges Shopping Centre** and **Thamesgate Shopping Centre** and amongst a host of multiples including **Bon Marche**, **Phones 4 U**, **O2**, **Card Factory**, **New Look** and many more. Gravesend Railway Station is within close proximity. Gravesend lies some 26 miles south east of Central London and enjoys excellent road links via the A2 to the M2 (Junction 1) and M25 (Junction 2) and Ebbsfleet International Railway Station is 2 1/2 miles away.

**PROPERTY**

A modern mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Dental Surgery** on the first and second floors. In addition, the property includes a **Rear Service Area** accessed via Bath Street for unloading and parking for 4 cars.

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

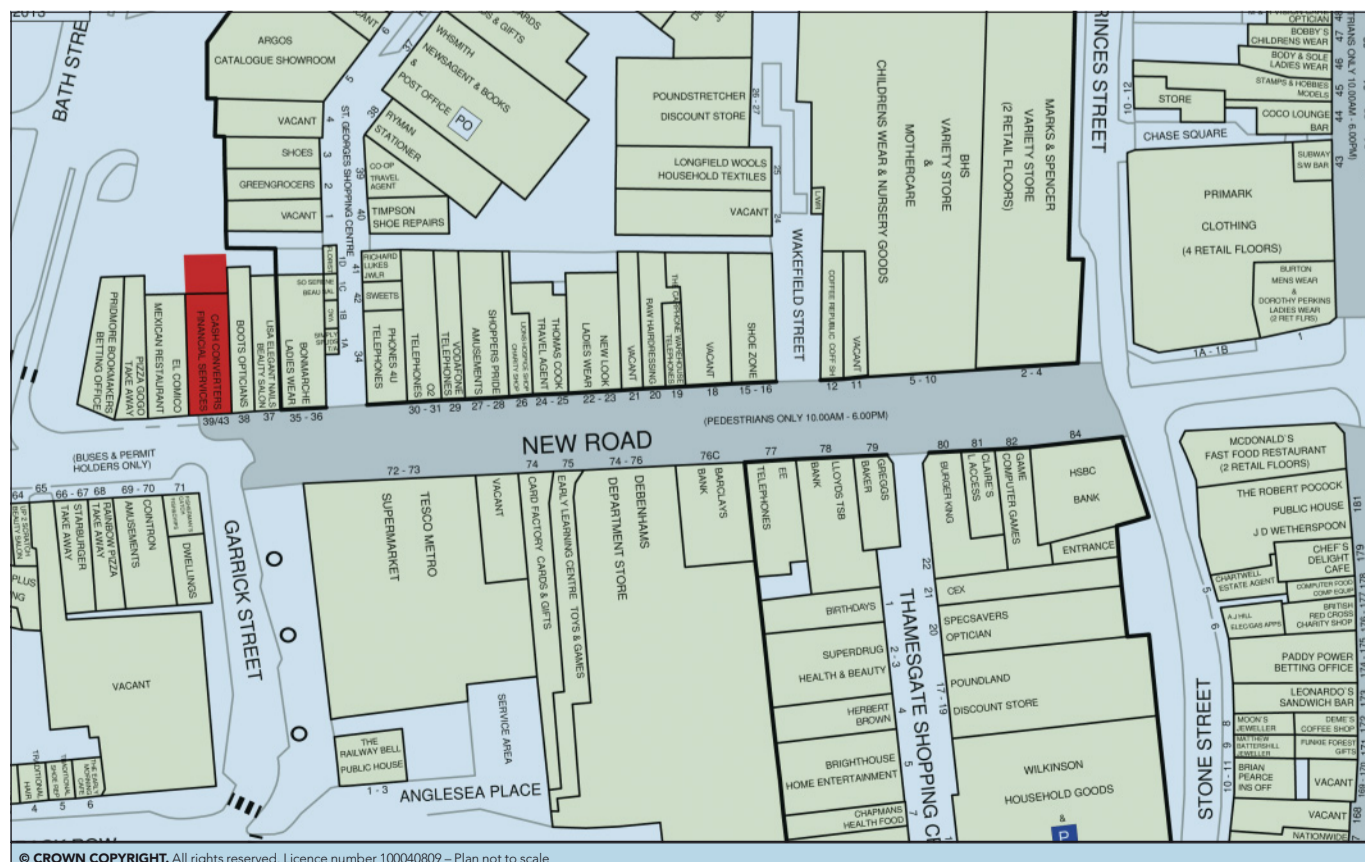
**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 43 (Ground Floor Shop)	Gross Frontage 20'4" Internal Width 17'10" widening to 25'4" Shop Depth 44'5" Built Depth 78'3" Sales Area Approx 900 sq ft Rear Store Area Approx 710 sq ft WC <b>Total Area Approx 1,610 sq ft</b>	<b>Medway Capital Ltd (Cash Converters having 1 other branch)</b>	10 years from 2nd November 2010	£27,500	FRI <b>Rent Review 2015</b>
No. 39 (First & Second Floor Dental Surgery)	Area Approx 1,285 sq ft 3 WC's	<b>J F Lynch (Dental Surgery)</b>	14 years and 172 days from 6th July 2012 <b>(In occupation for 15 years)</b>	£10,000	FRI <b>Rent Reviews 2016 and 2021</b>
<b>TOTAL</b>				<b>£37,500</b>	

**£37,500 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**



**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 £350 (including VAT) upon exchange of contracts