

LOTS  
64-66

**Shops 1, 2 and 3,  
14-16 William Street,  
Herne Bay, Kent CT6 5EJ**

To Be Offered As  
3 Separate Lots

Photographs taken September 2012



**Lot 64 – Shop 3**

**Lot 65 – Shop 2**

**Lot 66 – Shop 1**

### SITUATION

Occupying a prominent trading position in this busy retail location amongst such multiple traders as **HSBC**, **Hallmark** and **Lloyds TSB** midway between the seafront and the high street.

### PROPERTIES

Comprising **3 Ground Floor Lock-Up Shops**.

**VAT is NOT payable in respect of these Lots**

### TENURE

Each Leasehold for a term of **999 years from completion** at a peppercorn.

### TENANCIES & ACCOMMODATION



Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 64</b> <b>Reserve Below</b> <b>£85,000</b>	Ground Floor Shop 3	Internal Width 14'9" widening to 19'0" max Built Depth 78'0" WC	<b>Kent Vision Ltd /</b> <b>Kent Eye Clinic Ltd</b> <b>t/a Stamford</b> <b>Opticians</b>	15 years from 25th March 2002	£11,000	FRI <b>Rent Review 2014</b>
<b>Lot 65</b> <b>Reserve Below</b> <b>£85,000</b>	Ground Floor Shop 2	Internal Width 14'9" widening to 17'2" max Built Depth 78'1" WC	<b>M P Winham and</b> <b>H Bennett</b> <b>(School uniforms)</b>	3 years from 1st December 2011	£11,000	FRI
<b>Lot 66</b> <b>Reserve Below</b> <b>£85,000</b>	Ground Floor Shop 1	Internal Width 17'0" Built Depth 80'1" WC	<b>K Hewitt</b> <b>(Curtains and</b> <b>Fabrics)</b>	10 years from 15th January 2012	£11,700	FRI <b>Rent Review 2017</b>

The Surveyors dealing with these properties are  
**MATTHEW BERGER** and **NICHOLAS BORD**

### VENDOR'S SOLICITORS

Carpenters Rose - Tel: 020 8906 0088  
Ref: M. Rose Esq - Email: [mr@carpentersrose.co.uk](mailto:mr@carpentersrose.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 £350 (including VAT) per lot upon exchange of contracts