

6 WEEK COMPLETION



SITUATION

Occupying an excellent trading position in the heart of the High Street, adjacent to **HSBC** and close to such multiple occupiers as **Natwest, M & Co, Iceland, Barnardos, Budgens** and **Thomas Cook**

Whitstable is an attractive and affluent Town which lies on the north Kent coast some 6 miles north-west of Canterbury.

PROPERTY

Comprising a **Ground Floor Shop** with **Rear Outbuilding** and separate rear access to a **Self-Contained Flat** above **which is being offered as Lot 61 in this Auction.**

VAT is payable in respect of this Lot



View opposite Property

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Rear Outbuilding	Ground Floor Shop Gross Frontage 11'9" Internal Width 11'3" Shop Depth 26'2" Built Depth 48'4" WC Rear Outbuilding Not Inspected	S. Sundin (Jeweller)	10 years from 23rd September 2005	£9,500	FRI
First Floor Flat	Not Inspected	Wisprole Investments Ltd	150 years from 2013	£100	FRI
TOTAL				£9,600	

£9,600 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
BPE Solicitors – Tel: 01242 224433
Ref: Ms Nicola Corner – Email: nicky.corner@bpe.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 £500 (including VAT) upon exchange of contracts