

View along the High Street
from the Property

6 WEEK COMPLETION



SITUATION

Located in a prime retail position in the town centre and close to the junction with Broadway, adjacent to **Holland & Barrett** and amongst such other multiple retailers as **Subway, Halifax, Nationwide, Boots, Ladbroke's, H Samuel, Greggs** and many others. Sheerness lies some 15 miles north-east of Maidstone and benefits from good road links via the A249 and M2 (Junction 5).

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on 2 upper floors (**See Note**). In addition, the property benefits from a separate rear access to the upper parts, a rear yard and rear outbuilding.

VAT is NOT payable in respect of this Lot

FREEHOLD

£14,250 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	15'4"
Internal Width	14'0"
Shop Depth	40'11"
Built Depth	66'2"
Store Area	Approx 140 sq ft
First Floor Ancillary	
Area	Approx 500 sq ft
Second Floor Ancillary	
Area	Approx 470 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Scope (having almost 250 branches) (T/O for Y/E 31/03/13 £102.96m, Pre-Tax Loss £349,000 and Net Worth £31.7m)** for a term of 10 years from 21st October 2011 at a current rent of **£14,250 per annum** exclusive.

Rent Review and Tenant's Break October 2016

Note: Planning Permission (now lapsed) was previously granted for the conversion of the upper floors to 3 x 1 bed flats.

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 £500 (including VAT) upon exchange of contracts