



SITUATION

Occupying a prominent trading position close to the junction with Ashford Road within the principal retailing area of the town and being amongst a variety of local restaurants, retailers and multiple traders including **Natwest, Lloyds Bank, Lloyds Pharmacy, Spar, Post Office** and **The British Red Cross**.

New Romney is an attractive town lying off the main A259, being approx. 18 miles north-west of Hastings and 13 miles south-west of Folkestone

VAT is NOT payable in respect of this Lot

PROPERTY

An attractive detached building comprising a **Large Ground Floor Shop** with rear single storey extension plus separate side access to **4 Self-Contained Flats** on the first and second floors.

There is a rear yard accessed from the town's main public car park allowing off-street parking for up to 3 cars.

FREEHOLD

Note 1: There is potential to extend over the Ground Floor at the Rear to create additional residential accommodation, subject to planning.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 25'11" Internal Width 23'0" max Shop Depth 50'11" Built Depth 67'8" Sales/Dispensary Area 990 sq ft Storage/Kitchen Area 250 sq ft 2 WC's	DBM Medical Ltd t/a New Romney Pharmacy (with 3 sureties & 3 branches)	20 years from 5th April 2013	£23,000 (see Note 2)	FRI Rent Reviews 2017 & 4 yearly. Note 2: The current rent is £22,000 rising to £23,000 on the 5th April 2016 and the Vendor will make up the shortfall on completion.
First & Second Floors (4 Flats)	Not Inspected – Each believed to be 1 bed flats	Various	Each 125 years from between 2011 & 2013	£500	FRI Each £125 p.a.
TOTAL				£23,500	

£23,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Druces LLP – Tel: 020 7638 9271
Ref: Ms Suzanne Middleton-Lindsley – Email: esml@druces.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 £500 (including VAT) upon exchange of contracts