



SITUATION

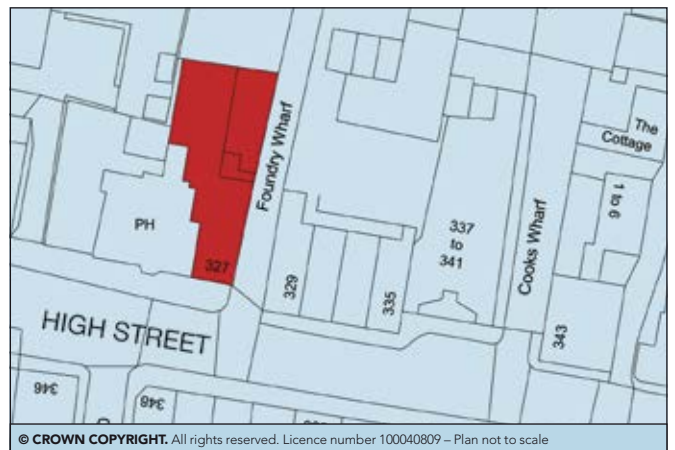
In a tertiary position being the Eastern extension of the High Street from Rochester as it joins up with Chatham High Street. The property is located opposite the junction with St Bartholomew’s Terrace, nearby a **Pizza Hut Delivery** and a **Loans 2 Go** as well as a variety of local traders all serving the surrounding residential area and being within a 1/3 mile of Rochester Railway Station.

Rochester lies at the mouth of the River Medway, some 20 miles east of London and 12 miles north of Maidstone with excellent road access via the A2 and the M2.

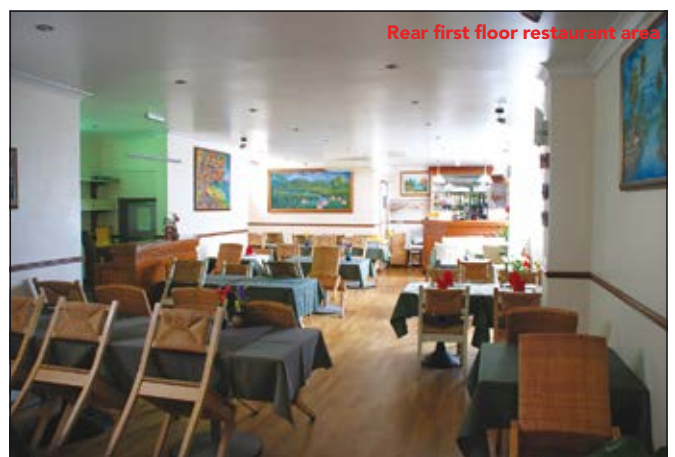
PROPERTY

A corner property comprising a **Ground Floor, First Floor & Basement Restaurant** (126 covers) with internal and side access to a **Raised Ground Floor Kitchen Area** along with further **Storage** at **Rear Ground Floor**. There is separate side access via an open tread metal staircase to a **Self-Contained Flat** at second floor level.

In addition, the property benefits from a small yard area suitable for parking 2/3 vehicles.



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Rear first floor restaurant area

£35,000 per annum

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

* Refer to Point 9 in the ‘Notice to all Bidders’ page



ACCOMMODATION

Ground Floor Restaurant (28 Covers)

Gross Frontage	16'5"
Internal Width	14'8"
widening to	20'1"
Restaurant Depth	37'11"
Built Depth	87'0"
Area Approx.	545 sq ft

Rear First Floor Restaurant (46 Covers)

Area Approx.	849 sq ft
2 WC's	

Front First Floor Restaurant (30 Covers)

Area Approx.	370 sq ft
3 WC's	

Lower Ground Floor Restaurant (22 Covers)

Area Approx.	533 sq ft
Rear Store Area Approx.	102 sq ft

Rear Lower Ground Floor Storage

Area Approx.	612 sq ft
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Raised Rear Kitchen

Area Approx.	586 sq ft
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Second Floor Flat

2 Rooms, Kitchen, Bathroom/WC	
Area Approx.	576 sq ft

Total Area Approx. 4,173 sq ft

Plus Rear Yard Parking for 1 Van & 2 Cars

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S & A Tiratumjaroen t/a Limehouse Thai Restaurant** for a term of 30 years from 17th July 2008 at a current rent of **£35,000 per annum** exclusive.

Rent Reviews 2018 and 5 yearly

Note: 325 High Street (next door) was granted planning permission in May 2015 'for alterations to listed public house and construction of new residential development for 6 one bedroom flats and associated parking' (ref. MC/15/1727).

VENDOR'S SOLICITORS

Shakespeare Martineau - Tel: 01789 416 400
Ref: Ms Nicky Beach - Email: nicola.beach@shma.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