

**6 WEEK COMPLETION**



**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 **Costa, Lloyds Bank, Co-op Funeral Care, Lloyds Pharmacy, Spar, Post Office** and **The British Red Cross**.

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

**PROPERTY**

Forming part of a mid-terraced building comprising a **Ground Floor Double Fronted Shop**.

In addition, the property benefits from a rear car park for unloading and parking.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION**

**Ground Floor Double Fronted Shop**

Gross Frontage	22'11"
Internal Width	20'10"
Shop Depth	15'8"
Built Depth	29'9"
WC	

**TENURE**

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

**TENANCY**

The property is let on a full repairing and insuring (Law Society) lease to **The Vapour Trail (New Romney) Ltd as an Electric Cigarette Shop** for a term of 6 years from 1st December 2016 at a current rent of **£12,500 per annum** exclusive.

**Rent Review 2020**

**Note: The landlord is holding a 6 month rent deposit of £6,250.**

**£12,500 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

**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