

6 WEEK COMPLETION



SITUATION

Located on the main retail thoroughfare in the town centre, adjacent to **Savers** and opposite **Boots** and **Halifax** as well as being amongst other multiples including **Shoe Zone**, **Vodafone**, **Costa Coffee**, **HSBC**, **Peacocks**, **Marks & Spencer** and many more.

Dover is a famous port being one of the major crossing routes to the Continent, and is approximately 70 miles south-east of London with easy access via the A20 which links with the M20 (Junction 12).

PROPERTY

A corner building comprising a **Large Ground Floor Shop** with internal and separate side access to **Ancillary Accommodation** on the first floor. In addition, the property includes a **Basement** and benefits from a common service area to the rear for unloading.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Area Approx. 3,210 sq ft

Basement

Not inspected

First Floor Ancillary

Area Approx. 1,729 sq ft

WC's

Total Area

Approx. 4,939 sq ft plus Basement

TENANCY

The entire property is let on a full repairing and insuring lease to **New Look Retailers Limited (having 591 UK branches) (T/O for Y/E 26/03/16 £1.399bn, Pre-Tax Profit £178.5m and Shareholders' Funds £375.7m)** for a term of 5 years from 21st August 2015 at a current rent of **£30,000 per annum** exclusive.

Note: There may be potential to convert the upper part into residential accommodation and build additional floors subject to obtaining possession and the necessary consents.

£30,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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

