

**6 WEEK COMPLETION**



**SITUATION**

Located directly opposite Jackson’s Recreation Ground and conveniently situated within easy walking distance of the multiple shopping facilities in High Street. In addition, Rochester Main Line Station is approx. ½ mile distant. Rochester sits as part of the HS1 Line and is famous for its Cathedral and Castle as well as its connections to Charles Dickens and the Huguenots, lying some 28 miles east of central London and 8 miles north of Maidstone, with easy access to the M2 (Junction 2).

**PROPERTY**

A mid terraced building comprising an **8 Bed House** planned on 6 floors, all of which have natural light. The property includes:

- 8 Bedrooms (incl. some furniture)
- Communal Kitchen/Diner
- Communal Living Room
- 2 × communal Shower Room/WC
- 1 × communal Bathroom/WC
- 1 × communal separate WC
- Gas central heating
- Fire alarm and emergency lighting system
- Rear hard standing area for parking 2/3 cars.



**VAT is NOT applicable to this Lot**

**FREEHOLD**

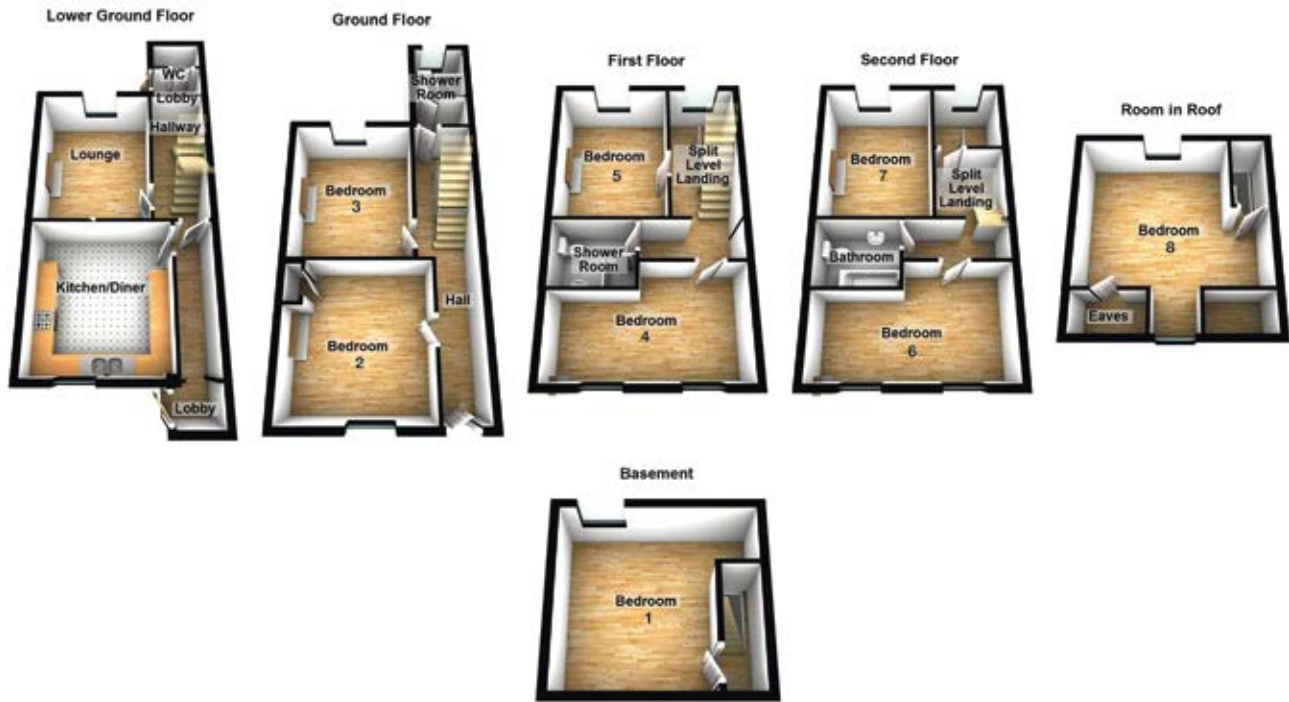
**Note 1: The property is registered as an HMO with a 5 year licence from 26th November 2015.**

**Note 2: Porters, the current managing agents who are Chartered Surveyors in Maidstone, can offer a full management service of the building. Contact Porters on 01622 685 261 (Ref: Sherrie Sandy)**

**£52,080 per annum**

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

\* Refer to Points 9 & 10 in the ‘Notice to all Bidders’ page.



Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Room 1 (Basement with natural light)	1 Room	Individual	6 months from 3rd October 2016	£6,180	AST. Holding over. <b>£600 Rent Deposit held.</b>
Room 2 (Ground Floor)	1 Room	Individual	6 months from 21st February 2017	£6,000	AST. Holding over. <b>£550 Rent Deposit held.</b>
Room 3 (Ground Floor)	1 Room	Individual	6 months from 18th December 2017	£6,000	AST. <b>£550 Rent Deposit held.</b>
Room 4 (First Floor)	1 Room	Individual	6 months from 25th November 2017	£6,000	AST. Holding over. <b>£550 Rent Deposit held.</b>
Room 5 (First Floor)	1 Room	2 Individuals	3 months from 26th October 2017	£7,800	AST. Holding over. <b>£700 Rent Deposit held.</b>
Room 6 (Second Floor)	1 Room	2 Individuals	6 months from 12th March 2016	£7,800	AST. Holding over. <b>£700 Rent Deposit held.</b>
Room 7 (Second Floor)	1 Room	Individual	6 months from 26th January 2018	£6,000	AST. <b>£550 Rent Deposit held. Tenant's Break April 2018.</b>
Room 8 (Attic Floor)	1 Room	Individual	6 months from 1st August 2017	£6,300	AST. Holding over. <b>£575 Rent Deposit held.</b>
<b>TOTAL BUILDING GIA APPROX. 2,040 SQ FT</b>			<b>TOTAL</b>	<b>£52,080</b>	

### VENDOR'S SOLICITORS

asb law LLP – Tel: 01622 656 500  
Ref: C. Worthington – Email: chris.worthington@asb-law.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 £750 (including VAT) upon exchange of contracts