



## SITUATION

Located close to the junction with The Brook at the southern end of this pedestrianised High Street in the heart of the town centre amongst multiples such as **British Heart Foundation, Savers, Iceland, Barclays Bank** and a host of independent traders. Chatham is a Medway town situated approximately 7 miles north of Maidstone and 7½ miles south-east of Gravesend enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property includes a separate brick built **Cold Store** at the rear.

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 307 (Ground Floor Shop)	Gross Frontage 19'0" Internal Width 17'1" Shop & Built Depth 38'5" Shop Area Approx. 655 sq ft Cold Store Area Approx. 320 sq ft External WC	<b>L. B. Baker t/a Rainham Meats (Kent) Ltd (Butcher)</b>	5 years from 30th April 2014	£14,300	Effectively FRI. <b>Holding Over. £3,500 Rent Deposit held.</b>
No 307a (First & Second Floor Flat)	Not inspected	<b>Konuralp Investments Ltd</b>	125 years from 28th October 2020	£250	Effectively FRI. <b>(See Note)</b>
				<b>Total: £14,550</b>	



Note: The Freehold includes the roof space above the second floor which is not included in the lease for the Flat.

**£14,550** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

Penman Sedgwick LLP  
Tel: 01923 225 212 Ref: Stephen Carew  
Email: scarew@penmansedgwick.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**