



SITUATION

Located within the town's main shopping street between the junctions with King Street and Victoria Street amongst such nearby multiple retailers as **Coral, Nisa, Greggs, Specsavers, Wilko** and **Sports Direct**.

In addition, Gillingham Rail Station is only approx. 50 yards distant with direct rail services to London Victoria.

Gillingham enjoys excellent road access via the A2, M2 and M20 being approx. 10 miles north of Maidstone and 35 miles south-east of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 11'10" Built Depth 54'9" WC	C. Kaya (Barbers)	20 years from 25th January 2017	£12,000	Effectively FRI Rent Reviews January 2021 (Outstanding) and 4 Yearly.
First Floor Flat	1 Bedroom, Living Room, Kitchen, Shower Room/WC	VACANT			Vendor's ERV £7,800 p.a. (£650 pcm).

The Vendor has just completed a full refurbishment of the flat to include part of a new roof at a cost of circa £18,000.

Note: Refer to Auctioneers for Virtual Tour of Flat.

Total: £12,000 plus Vacant Flat

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The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

Hadfield Bull & Bull
Tel: 020 8301 0808 Ref: Karen Sampson
Email: ksampson@hbbsolicitors.co.uk

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'

