



## SITUATION

Located close to the junction with The Brook in this pedestrianised High Street in the heart of the town centre close to branches of **Gala Bingo, GO Outdoors, Iceland, Savers, Barclays, British Heart Foundation** and a host of independent local traders.

Chatham is a Medway town famous for its Naval history, situated between Rochester and Strood, 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

Forming part of a mid-terraced building comprising a **Ground Floor Shop** with **Basement Storage** running below Nos. 321 & 323.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	14'10"
Internal Width	14'4"
Shop Depth	30'0"
Built Depth	41'5"
WC	

**Basement Storage** Area Approx. 850 sq ft

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 999 years from 9th June 2004 at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease to **Harvey & Thompson Limited as a Pawnbrokers (having 250 branches)** (T/O for Y/E 31/12/20 **£129.1m Pre-Tax Profit £15.9m and Shareholders' Funds £133.8m**) for a term of 10 years from 9th October 2016 at a current rent of **£10,000 per annum** exclusive.

**Note: The lessees have been in occupation for 15 years**

**£10,000** per annum

The Surveyors dealing with this property are  
**Nathan Schindler and Jonathan Ross**

## Vendor's Solicitors

Griffith Smith LLP  
Tel: 01273 384 005 Ref: Janine Cooper-Rowan  
Email: j.cooper-rowan@griffithsmith.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'**





View along High Street

