



## SITUATION

Located close to the junction with Chatham Hill (A2) amongst a variety of independent retailers and serving the surrounding residential population.

Chatham is a Medway Town famous for its Naval history, situated between Rochester and Strood, approximately 7 miles north of Maidstone, 7½ miles south-east of Gravesend and enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

## PROPERTY

Forming part of a terraced building comprising a **Ground Floor Gymnasium/Fitness Centre**.

## ACCOMMODATION

### Ground Floor Gymnasium/Fitness Centre

Gross Frontage 73'8"  
Built Depth 61'0"  
GIA Approx. 3,000 sq ft incl. 2 WCs

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 999 years from 10th July 2006 at a peppercorn ground rent.**

## TENANCY

The property is let on an internal repairing and insuring lease to **M. Simms t/a Unique Boxing (with personal guarantor) as a Gymnasium/Fitness Centre** for a term of 3 years from 1st May 2011 (holding over – see Note 1) at a current rent of **£12,000 per annum** exclusive.

**Note 1: There may be potential to increase the rent as the tenant has enquired about agreeing new lease terms.**

**Note 2: There is a £1,166.66 Rent Deposit held.**

**Note 3: The adjoining property (Nos. 417/419) is also being offered for sale in this auction – See Lot 7.**

**£12,000** per annum

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

## Vendor's Solicitors

Ellis Jones  
Tel: 01202 057 815 Ref: Richard Tombs  
Email: richard.tombs@ellisjones.co.uk

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

Interior View

