

Maidstone

44 Lower Stone Street Kent ME15 6NA

- **Freehold Vacant Shop**
 - **Town centre location**
 - **Located in established retail parade**
- SIX WEEK COMPLETION AVAILABLE**

Tenure
Freehold.

Location
Maidstone, the county town of Kent, serves a population of some 130,000 and is situated about 40 miles south-west of central London. The town enjoys excellent communications, being within 2 miles of junctions 6 and 7 of the M20 Motorway, which links to the M25 Motorway, as well as having regular rail services (Cannon Street 50 minutes).
The property is situated on the western side of Lower Stone Street, adjacent to Cash Converters, in a retail parade almost immediately opposite the recently converted Miller Height residential apartment block.
Occupiers close by include Gala Bingo, Cycles UK, Kwik Fit, Cash Converters and a number of independent retailers, whilst The Mall Maidstone is also nearby.

Vacant Possession

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage accommodation on the first floor.

The property provides the following accommodation and dimensions:
Gross Frontage 3.05 m (10' 0")
Ground Floor 72.15 sq m (776 sq ft)
First Floor 30.63 sq m (330 sq ft)
Total 102.78 sq m (1,106 sq ft)

NB. Not inspected by Allsop, floor areas sourced from www.voa.gov.uk.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

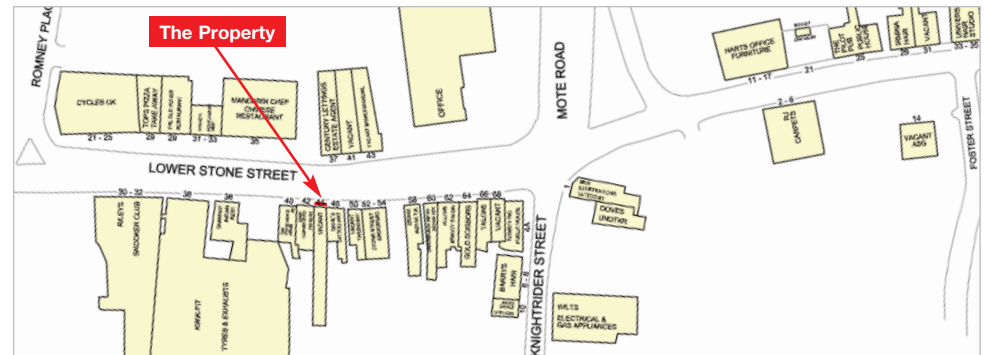
For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 229 Maidstone**.

Seller's Solicitor

Gareth Jones, Eversheds.
Tel: 02920 477642.
E-mail: garethjones@eversheds.com



Portsmouth

126 Kingston Road Hampshire PO2 7PD

- **Freehold Takeaway Shop and Residential Ground Rent Investment**
 - **Established retail parade**
- SIX WEEK COMPLETION AVAILABLE**

Tenure
Freehold.

Location

The city of Portsmouth is a major south coast naval base and ferry port, which is also an important retail and commercial centre. The city has a resident population of some 200,000 and benefits from excellent road communications being served by the M27, A27 and A3(M). There are also regular rail services to London and major South West towns.
The property is situated on the eastern side of Kingston Road, close to the junction with Washington Road, in an established retail parade 0.75 miles north-east of the city centre.

Total Current Rents Reserved £7,550 pa

Occupiers close by include a Premier Store and an Esso (petrol station) among other local independent retailers.

Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with a flat above which has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

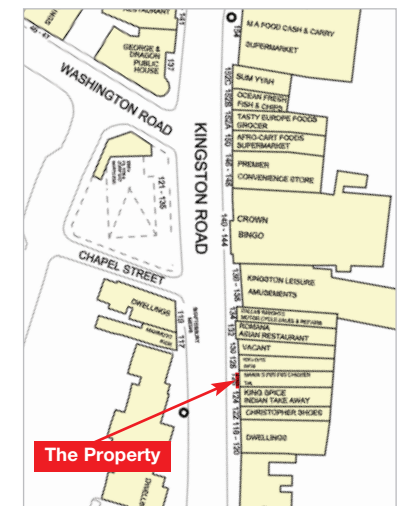
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

Ms Rachel White, Eversheds.
Tel: 0845 498 7387.
E-mail: rachelwhite@eversheds.com



Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Dogan Aughan	Gross Frontage 3.15 m (10' 4") Net Frontage 2.65 m (8' 8") Shop Depth 15.5 m (50' 10") Built Depth 17.1 m (56' 1")	5 years from 28.01.2014 FR & I	£7,500 p.a.	Reversion 2019
Flat	Individual	First Floor Flat	99 years from 29.06.1988	£50 p.a.	Reversion 26.06.2087

Total £7,550 p.a.