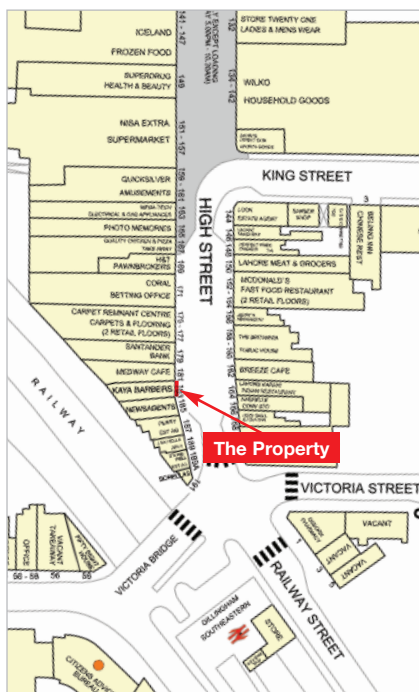


Gillingham 183 High Street Kent ME7 1AQ

- **Freehold Shop and Residential Investment**
- Shop let until 2037 and self-contained flat let on Assured Shorthold Tenancy
- High Street location close to McDonald's and Santander Bank
- Shop Rent Review 2021
- No VAT applicable
- Total Current Rents Reserved
£19,500 pa



Tenure
Freehold.

Location
Gillingham has a population of some 100,000 and is a major retail location within the Medway conurbation. It is located approximately 30 miles south-east of London and 10 miles north of Maidstone. The M2 Motorway is some 2 miles to the south of the town and provides good road links to both London and Dover via the A2.
The property is situated on the south side of High Street, which is the main shopping street in the town centre, between its junctions with King Street and Victoria Street.
Occupiers close by include Santander, McDonald's, Coral, Wilko, Superdrug, Iceland, Greggs and Sports Direct, among a variety of other retailers.

Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit used as a barbers with a self-contained flat above, which is accessed via a staircase at the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Individual (t/a Kaya Barbers)	Gross Frontage 4.40 m Net Frontage 3.45 m Ground Floor (1) 33.70 sq m	(14' 5") (11' 4") (363 sq ft)	20 years from 25.01.2017 Rent review every 4th year Effectively FR & I	£12,000 p.a.
First Floor Flat	Individual	First Floor Residential – 2 Rooms, Kitchen, Shower Room and WC	Assured Shorthold Tenancy for 6 months from 05.02.2017	£7,500 p.a. (annualised)	Rent Review 2021

(1) Areas from www.voa.gov.uk. Not inspected by Allsop.

Total £19,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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