



Tenure

Freehold.

Location

Strood forms part of the Medway conurbation of North Kent together with Rochester, Chatham and Gillingham, which are all located on the opposite bank of the River Medway. The town lies on the A2, adjacent to Junctions 1 and 2 of the M2 Motorway.

The property is situated on the south side of High Street, in the town centre between North Street and Commercial Road.

Occupiers close by include Sports Direct (adjacent), Boots, Iceland, Halifax, Coral, HSBC, Aldi, Asda, Wilko, Nationwide and Strood Retail Park.

Description

The property is arranged on ground and one upper floor to provide two retail units on the ground floor, No.95 (Savers) benefitting from ancillary and storage accommodation on the first floor.

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 19 Strood**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
95	Savers Health & Beauty Limited (3)	Gross Frontage 11.10 m (36' 5") Net Frontage 10.30 m (33' 9") Shop Depth 34.40 m (112' 10") Built Depth 35.50 m (116' 6") First Floor 294.80 sq m (3,173 sq ft)	10 years from 07.11.2016 (1) FR & I subject to a schedule of condition	£45,000 p.a. (2)	Reversion 2026
95A	Vacant	Gross Frontage 5.50 m (18' 0") Net Frontage 5.00 m (16' 5") Shop & Built Depth 35.25 m (115' 8")	—	—	—

(1) There is a tenant's break option on 7th November 2021.

(2) There is a rent free period until 7th May 2017, which the Vendor will top up on completion so that the purchaser will effectively receive £45,000 per annum from completion.

(3) No. of Branches: 230. Website Address: www.savers.co.uk

Total £45,000 p.a.

Strood

95/95A High Street Rochester Kent ME2 4TJ

- **Freehold Shop Investment**
- Majority let to Savers Health & Beauty Limited on a lease expiring in 2026 (1)
- Town centre location adjacent to Sports Direct
- Includes vacant shop
- Total Current Rents Reserved
£45,000 pa⁽²⁾
plus vacant shop



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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