



Tenure

Freehold.

Location

New Ash Green is a town located in North West Kent, being about 6 miles south of Gravesend and a similar distance south-east of Dartford. The town is bounded by the A2 to the north, the M20 to the south and the M25 is some 5 miles to the west. In addition, the nearby Longfield Rail Station connects to London Victoria. The property, located off Ash Road, forms part of the New Ash Green Shopping Centre, a local shopping precinct within the centre of New Ash Green. Occupiers close by include Co-op Food, Lloyds Bank, Oxfam, McColl's and Hartley Estates, amongst other local occupiers.

Description

The property is arranged on ground and one upper floor to provide seven ground floor shops and former first floor retail accommodation. The property benefits from a service yard to the rear.

Development

Part of the property may lend itself to development potential, subject to all necessary consents being obtained. Local Planning Authority: Sevenoaks District Council (www.sevenoaks.gov.uk).

VAT

VAT is not applicable to this lot.

Documents

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

Note

The property is sold with no representations or warranties and no replies to enquiries or requisitions on title will be provided. The sellers are Leopold Noe and Susan Debra Noe acting in their capacity as trustees of The Rachel Charitable Trust and not otherwise and they contract on the basis that they will not be personally liable.

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@allsoy.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 117 New Ash Green**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 20	Arun Estate Agencies Limited (t/a Wand & Partners)	Ground Floor (1) First Floor 54.80 sq m 19.70 sq m (590 sq ft) (212 sq ft)	25 years from 25.12.1982 Rent review every 5th year FR & I	£8,000 p.a.	Holding over
Unit 24	A Hussain Esq	Ground Floor (1) 38.2 sq m (411 sq ft)	15 years from 09.11.2011 Rent review every 5th year	£7,950 p.a.	Rent Review 2021
Unit 25	Vacant	Ground Floor 95.35 sq m (1,026 sq ft)	-	-	-
Unit 27	Vacant	Ground Floor 100.75 sq m (1,084 sq ft)	-	-	-
Unit 29	Messrs J & R Miah (2)	Ground Floor (1) 100.30 sq m (1,080 sq ft)	20 years from 29.09.2012 Rent review every 5th year. FR & I	£10,504 p.a.	Rent Review 2017
Unit 31	Vacant	Ground Floor (1) 98.60 sq m (1,061 sq ft)	-	-	-
Unit 33	M Hussain, M Kalam, A Hussain Esq	Ground Floor (1) 102.90 sq m (1,108 sq ft)	20 years from 07.05.2004 Rent review every 5th year. FR & I	£7,500 p.a.	Reversion 2024
Upper Street North Units 16-25 and 27	Vacant	First Floor (GIA) 638.6 sq m (6,873 sq ft)	-	-	-
		Total	1,249.2 sq m (13,445 sq ft)	Total £33,954 p.a.	

(1) Not measured by Allsop. Floor areas taken from www.voa.gov.uk

(2) Rent deposit of £5,511.63 held

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

Seller's Solicitor Sarah Fitzpatrick, Olswang. Tel: 0207 071 7323 e-mail: sarah.fitzpatrick@olswang.com

New Ash Green The Land and Buildings on the east side of The Street Shopping Centre Sevenoaks Kent DA3 8JB

- **Freehold Shop Investment**
- **Comprising seven ground floor shops and former first floor retail accommodation**
- **Potential for development subject to consents**
- **Asset management opportunities**
- **No VAT applicable**
- **Total Current Rents Reserved**

£33,954 pa
plus vacant possession
of 3 shops and 638.6
sq m (6,873 sq ft) of
first floor
accommodation (GIA)

SIX WEEK COMPLETION
AVAILABLE

