



Tenure

Freehold.

Location

The cathedral city of Rochester has a population of some 27,000 and forms part of the Medway Towns conurbation, which includes Chatham, Gillingham and Strood. The town is located on the River Medway some 33 miles east of Central London and 7 miles north of Maidstone. The city is served by the M2 Motorway, which provides easy access to London, the M25 Motorway and the Channel ports. The property is situated on the south side of High Street, between St Bartholemew's Terrace and Hospital Lane. Occupiers close by include Pizza Hut Delivery, amongst a range of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide two ground floor shops and four self-contained flats on leases.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--|----------------|---|---|------------------------|---------------------------|
| 348-350 | Vacant | Gross Frontage 9.65 m (31' 8") Net Frontage 8.32 m (27' 4") Basement 65.80 sq m (708 sq ft) Ground Floor 72.20 sq m (777 sq ft) | - | - | - |
| 352 | Individual(s) | Gross Frontage 4.74 m (15' 7") Net Frontage 4.30 m (14' 11") Basement 32.20 sq m (347 sq ft) Ground Floor 45.00 sq m (484 sq ft) | 5 years from 18.05.2017 Tenant's option to break 18.05.2020 (with 6 months' notice) FR & I | £6,500 p.a. (1) | Reversion 2022 |
| Flat 21 St Bartholomew's Terrace | Individual(s) | Flat | 125 years from 25.03.2006 Rent review every 25th year | £100 p.a. (1) | Rent Review 2031 |
| Flat 22 St Bartholomew's Terrace | Individual(s) | Flat | 124 years from 24.06.2006 Rent review every 25th year | £100 p.a. (1) | Rent Review 2031 |
| Flat 4 Bingley Road | Individual(s) | Flat | 125 years from 25.03.2006 Rent review every 25th year | £100 p.a. (1) | Rent Review 2031 |
| Flat 5 Bingley Road | Individual(s) | Flat | 125 years from 24.06.2006 Rent review every 25th year | £100 p.a. (1) | Rent Review 2031 |

NB. Not measured by Allsop. Floor areas sourced from www.voa.gov.uk
NB. Notices under The Housing Act 1996 have been served. No responses have been received to date.
(1) Ground rent doubles every 25 years.

Total £6,900 p.a.

Rochester

348-352 High Street Kent ME1 1DJ

- Freehold Shop and Residential Ground Rent Investment
- Comprises two shops and four self-contained flats
- Located on High Street as part of a parade
- Residential ground rent doubles every 25 years
- Asset management opportunity
- Current Rent Reserved

£6,900 pa

**On the Instructions of a
Major Fund**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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 Ms A Shapland, Eversheds Sutherland. Tel: 02920 477210 e-mail: alexshapland2@eversheds-sutherland.com