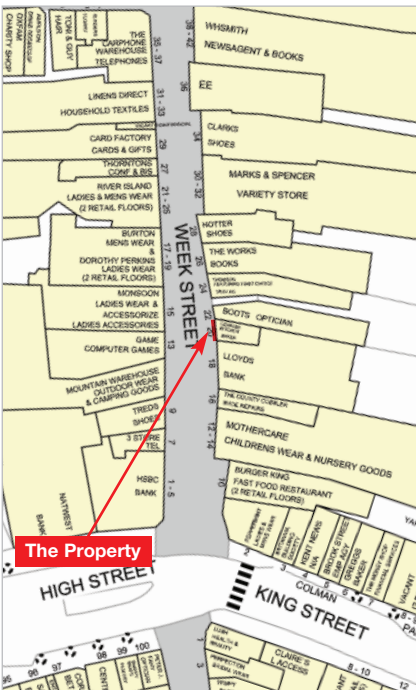


# Maidstone

20 Week Street,  
Kent  
ME14 1RN

- Freehold Shop/Take-Away Investment
- Let to Cornish Bakehouse (UK) Limited
- Pedestrianised town centre position
- Located between Boots Opticians and Lloyds Bank
- Reversion 2018
- Current Rent Reserved  
**£50,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Situated in the county of Kent, Maidstone has a population of approximately 140,000 and is located about 40 miles south-east of Central London. The town benefits from excellent communications being 3 miles south of Junction 6 and 7 of the M20 which links to the M25, as well as having regular rail services to London Victoria. The property is situated on the eastern side of the pedestrianised Week Street, the principal shopping street in the town centre. Occupiers close by include Marks & Spencer, Burger King, Mothercare, Burton/Dorothy Perkins, River Island, Thorntons, Clarks and WH Smith.

## Description

The property is arranged on ground and two upper floors to provide a ground floor shop/take-away with ancillary accommodation on the first and second floors above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.00 m	(16' 5")
Net Frontage	4.35 m	(14' 3")
Shop & Built Depth	9.00 m	(29' 6")
Ground Floor	36.00 sq m	(388 sq ft)

First Floor	33.10 sq m	(356 sq ft)
Second Floor	35.55 sq m	(383 sq ft)
Total	104.65 sq m	(1,127 sq ft)

## Tenancy

The entire property is at present let to CORNISH BAKEHOUSE (UK) LTD for a term of 10 years from 6th February 2008 at a current rent of £50,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: 23.

Website Address: [www.cornishkitchen.com](http://www.cornishkitchen.com)

For the year ended 1st June 2013, Cornish Bakehouse (UK) Ltd reported a turnover of £6.306m, a pre-tax profit of £7.161m, shareholders' funds of £1.177m and a net worth of £387,890. (Source: riskdisk.com 04.11.2014.)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

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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