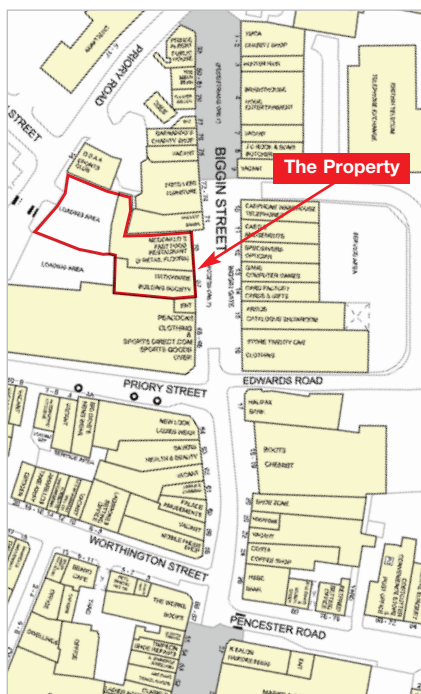


Dover Units 1 & 2 67-70 Biggin Street Kent CT16 1BB

- **First Class Freehold Shop Investment**
- Let to Nationwide and McDonald's on leases expiring in 2022 (1)
- To be offered as 1 lot
- Large site in town centre with car parking
- Rent Review 2017
- Total Current Rents Reserved
£106,000 pa

On the Instructions of
LPA Receivers

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
The historic Port of Dover is situated on the Kent Coast, and serves a population of some 28,000. The town is an established resort as well as a busy ferry terminal. The town is served by the A2 and A20, linking to the M2 and M20 respectively. Biggin Street is the main retail thoroughfare for the town and the property is situated between the two pedestrianised areas, adjacent to Peacocks and close to Argos, Boots, New Look, Specsavers and Halifax.

Description
The property comprises 2 buildings. Unit 1 (Nationwide) is arranged on ground and three upper floors to provide bank premises having public areas to ground floor and staff offices and ancillary accommodation on the first floor. The second and third floors, while demised, are not used by the lessee.

Unit 2 (McDonald's) is arranged on ground and 2 upper floors and is fitted out in the tenant's corporate style as a fast food outlet, with further customer areas, WC and staff ancillary accommodation on the first floor. The second floor houses ducting servicing the restaurant. To the rear is a large service yard, which is shared by both lessees, but demised to neither.

VAT
Unit 1 – VAT is not applicable.
Unit 2 – VAT is applicable.

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

Energy Performance Certificate
EPC Band D (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Nationwide Building Society (2)	Gross Frontage	8.60 m	(28' 3")	Term of years to expire December 2022 Rent review in 2017 (1) FR & I	£45,000 p.a.	Rent Review 2017 (1)
		Net Frontage	7.10 m	(23' 4")			
		Shop Depth	20.25 m	(66' 5")			
		Built Depth	28.45 m	(93' 4")			
		First Floor	160.5 sq m	(1,728 sq ft)			
		Second & Third Floor – Not in use					
Unit 2	McDonald's Real Estate LLP (3)	Gross Frontage	13.15 m	(43' 2")	35 years from 24.06.1987 Rent review every 5th year FR & I	£61,000 p.a.	Rent Review 2017
		Net Frontage	11.35 m	(37' 3")			
		Shop Depth	18.25 m	(59' 10")			
		Built Depth	26.45 m	(86' 9")			
		First Floor (Inc. Customer WCs)	203.5 sq m	(2,190 sq ft)			
		Second Floor – Ducting					

- (1) In respect of Unit 1, the lessee has a break clause in December 2017.
(2) For the year ending 4th April 2014, Nationwide Building Society reported a turnover of £-, a pre-tax profit of £677.0m and a net worth of £7.95bn. (Source: riskdisk.com 14.11.2014)
(3) For the year ending 31st December 2013, McDonald's Real Estate LLP reported a turnover of £87.3m, a pre-tax profit of £37.8m and a net worth of £253.1m. (Source: riskdisk.com 11.11.2014)

Total £106,000 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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