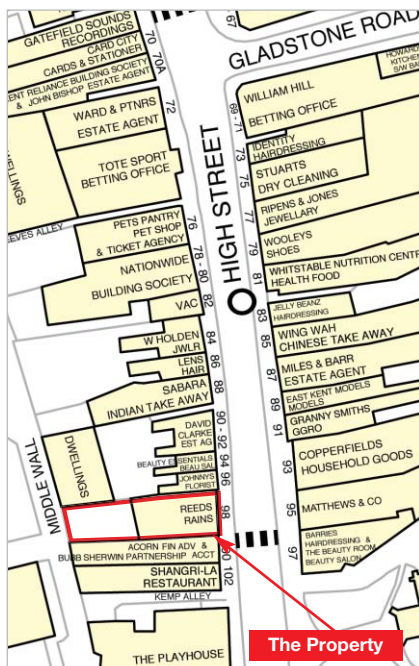


Whitstable
98 High Street
Kent
CT5 1AZ

- Well Located Freehold Estate Agency Investment
- Let to New Daffodil Ltd
- Lease expires 2016
- Busy town centre location
- No VAT applicable
- Rent Review 2011
- Current Rent Reserved
£25,000 pa

EIGHT WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Whitstable, with a population of some 29,000, is a resort town located on the north coast of Kent at the eastern end of Whitstable Bay, 6 miles north-west of Canterbury. The A290 provides access to the nearby A299 dual carriageway which in turn leads to the M2 motorway and Central London approximately 50 miles to the north-west.

The property is situated on the High Street in the centre of Whitstable opposite a pedestrian crossing. Occupiers close by include Miles & Barr Estate Agents, Ward & Partners Estate Agents, William Hill, Tote, Barclays Bank and Nationwide amongst many others.

Description
The property is arranged on ground and one upper floor to provide a ground floor estate agent's office with staff and storage accommodation above. The property benefits from three car parking spaces to the rear which are approached via Middle Wall.

The property provides the following accommodation and dimensions:

Gross Frontage	7.20 m	(23' 7")
Net Frontage	5.45 m	(17' 10")
Shop & Depth	14.10 m	(46' 3")
First Floor	24.5 sq m	(264 sq ft)

Tenancy
The entire property is at present let to NEW DAFFODIL LTD (formerly known as Halifax Estate Agencies Ltd) for a term of 10 years from 20th September 2006 at a current rent of £25,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property has been underlet to Casa Nueva Ltd (t/a Reeds Rains), with a personal guarantor, for the remainder of the term (less one day) at £25,000 per annum.

Tenant Information
For the year ended 31st December 2009, New Daffodil Ltd reported a turnover of £45.99m, a pre-tax profit of £24.95m and a net worth of £25.36m. (Source: riskdisk.com 04.04.2011) Casa Nueva Ltd also trade from a property in Herne Bay.

VAT
VAT is not applicable to this lot.

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