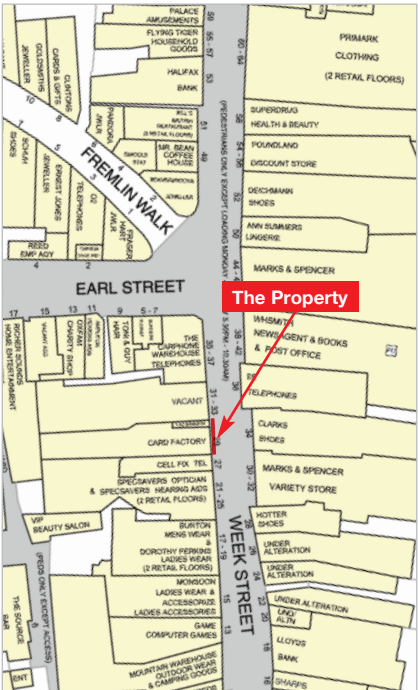
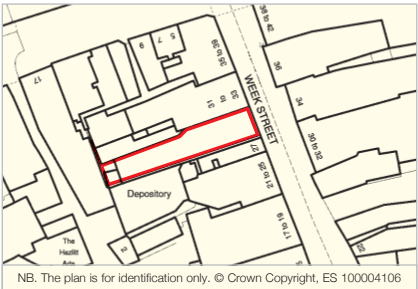


Maidstone
29 Week Street
Kent
ME14 1QS

- **First Class Freehold Shop Investment**
 - Pedestrianised high street location in heart of the town centre
 - Let to Sportswift Limited (t/a Card Factory)
 - Prosperous county town
 - Lease expires 2025
 - Rent Review 2022
 - Current Rent Reserved
- £120,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Maidstone, the county town of Kent, serves a population of some 130,000 and is situated about 40 miles south-west of Central London. The town enjoys excellent communications, being within 2 miles of junctions 6 and 7 of the M20 Motorway, which links to the M25, as well as having regular rail services (Cannon Street 50 minutes). The property is well located in the heart of the town centre, on the west side of pedestrianised Week Street, close to the entrance to the Fremlin Walk Shopping Centre. Occupiers close by include Marks & Spencer, Specsavers, Burtons & Dorothy Perkins, Monsoon, EE, Carphone Warehouse, WH Smith and Primark.

Description

The property is arranged on ground and one upper floor. The first floor is accessible both internally and separately from the front.

The property provides the following accommodation and dimensions:

Ground Floor	239.04 sq m	(2,573 sq ft)
First Floor	80.36 sq m	(865 sq ft)
Total	319.40 sq m	(3,438 sq ft)

NB. Not inspected by Allsop, areas provided by the Vendor.

Tenancy

The entire property is at present let to SPORTSWIFT LIMITED (t/a Card Factory) for a term of years expiring on 16th July 2025 at a current rent of £120,000 per annum. The lease provides for a rent review on 17th July 2022 and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Card Factory operates from over 850 stores across the UK. (Source: www.cardfactory.co.uk) For the year ended 31st January 2016, Sportswift Limited reported a turnover of £362.226m, a pre-tax profit of £92.210m, shareholders' funds of £83.747m and a net worth of £80.967m. (Source: Experian 26.04.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 94 Band D (Copy available on website).

