



Tenure
Freehold.

Location
Maidstone, the county town of Kent, is located 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 to London. The property is located on the west side of the pedestrianised High Street, towards its junction with Earl Street. The property is some 380 metres from Maidstone East Rail Station and has easy access to the A229. Occupiers close by include Card Factory and Specsavers (both adjacent), Marks & Spencer (opposite), Clarks Shoes, WH Smith, Poundland and Primark, amongst many others.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor shop with basement storage and ancillary accommodation above.

The property provides the following accommodation and dimensions:
Gross Frontage 3.85 m (12' 6")
Net Frontage 3.25 m (10' 7")

Shop Depth	11.40 m	(37' 4")
Built Depth	22.40 m	(73' 5")
Basement	43.00 sq m	(463 sq ft)
Ground Floor	43.95 sq m	(473 sq ft)
First Floor	28.00 sq m	(301 sq ft)
Second Floor	36.00 sq m	(387 sq ft)
Total	150.10 sq m	(1625 sq ft)

Tenancy
The entire property is at present let to PHONE GADGETS 4U LIMITED (t/a Cell Fix) for a term of 10 years from 28th September 2016 at a current rent of £45,000 per annum. The lease provides for a rent review and a tenant option to break in the fifth year of the term and contains full repairing and insuring covenants.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Maidstone

27 Week Street Kent ME14 1QS

- **Freehold Shop Investment**
- Entirely let to Phone Gadgets 4U Limited until 2026
- Pedestrianised town centre position adjacent to Specsavers and Card Factory and opposite Marks & Spencer
- Close to Maidstone East Rail Station
- Rent Review 2021
- Current Rent Reserved
£45,000 pa

**On the Instructions of a
Major UK Fund Manager**

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