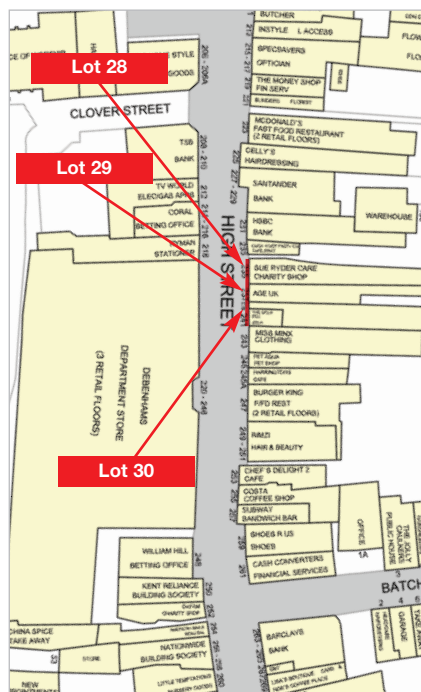


# Chatham

235, 237 & 239/241  
High Street  
Kent  
ME4 4BQ

- Freehold Shop Investments
  - Comprising three shop units let to Sue Ryder, Age UK and Ladbrokes
  - Pedestrianised position opposite Debenhams department store
  - To be offered as 3 lots
  - Rent Reviews from 2017
  - Total Current Rents Reserved
- £94,800 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Chatham is one of the Medway towns and has a population of some 71,000. The town is located adjacent to the city of Rochester, 28 miles south-east of Central London, between Junctions 2 and 3 of the M2 motorway.

The property is well situated in the town centre on the pedestrianised High Street to the south of the junction with Clover Street.

Occupiers close by include McDonald's, TSB, HSBC, Santander, Coral, Ryman, William Hill, Costa, Burger King and Debenhams (opposite).

## Description

The property is arranged on ground and one upper floor to provide three ground floor retail units each of which benefits from ancillary accommodation on the first floor. In addition there is a vacant ground floor store to the rear of no. 239.

## VAT

Lots 28 & 29 VAT is applicable to these lots.  
Lot 30 VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
28	235	Sue Ryder (1)	Gross Frontage 6.35 m (20' 10") Net Frontage 5.25 m (17' 3") Shop Depth 19.10 m (62' 8") Built Depth 45.30 m (148' 7") Ground Floor 119.60 sq m (1,287 sq ft) First Floor 97.75 sq m (1,052 sq ft)	10 years from 19.03.2012 Rent review and tenant's option to break in the 5th year FR & I Subject to a Schedule of Condition	£31,500 p.a.	Rent Review 2017
29	237	Age UK (2)	Gross Frontage 3.60 m (11' 9") Net Frontage 3.30 m (10' 10") Shop Depth 22.15 m (72' 8") Built Depth 31.40 m (103' 0") Ground Floor 183.25 sq m (1,973 sq ft) First Floor 85.65 sq m (922 sq ft)	10 years from 08.07.2014 Rent review and tenant's option to break in the 5th year FR & I	£21,000 p.a.	Rent Review 2019
	Rear of 239	Vacant	Ground Floor (GIA) 85.80 sq m (924 sq ft)			
30	239-241	Ladbrokes Betting & Gaming Ltd (3) guaranteed by Ladbrokes plc (not in occupation - part sublet)	Gross Frontage 6.45 m (21' 2") Net Frontage 5.75 m (18' 10") Ground Floor (4) 54.80 sq m (590 sq ft) First Floor (4) 5.90 sq m (64 sq ft)	49 years from 13.09.72 Rent review every 7th year FR & I	£42,300 p.a.	Reversion 2021

(1) [www.sue Ryder.org](http://www.sue Ryder.org)

(2) [www.ageuk.org.uk](http://www.ageuk.org.uk)

(3) For the year ended 31st December 2013, the lessee reported a turnover of £818.578m, a pre-tax profit of £87.693m, shareholders' funds of £1.812bn and a net worth of £1.099bn. (Source: riskdisk.com 03.11.14.)

(4) Area from VOA. Not inspected by Allsop.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** D Scott Esq, Darbys Solicitors LLP. Tel: 01865 811794 e-mail: [dscott@darbys.co.uk](mailto:dscott@darbys.co.uk)

**Joint Auctioneer** M Patey Esq, Savills. Tel: 01865 269070 e-mail: [mpatey@savills.com](mailto:mpatey@savills.com)

**Total £94,800 p.a.**





LOT 30

LOTS 28-30

