

## Rochester

### Unit 6 Arden Business Park

### Enterprise Close

### Kent

### ME2 4LY

- **Freehold Industrial Ground Rent Investment**
- **Located in an established industrial area, close to the M2**
- **Long term ground lease expiring 2110**
- **Rent review every 4 years (2017 review outstanding)**

**SIX WEEK COMPLETION AVAILABLE**

**Tenure**  
Freehold.

**Location**  
The cathedral city of Rochester has a population of some 27,000 and forms part of the Medway Towns conurbation, which includes Chatham, Gillingham and Strood.

**Current Rent Reserved**  
**£4,050 pa**

The town is located on the River Medway, some 33 miles east of Central London and 7 miles north of Maidstone. The city is served by the M2 Motorway, which provides easy access to London, the M25 Motorway and the Channel ports.

The property is located on an established business park, just off the A289. The area benefits from good road communications being close to the M2, as well as good rail communications via both Rochester and Strood Stations.

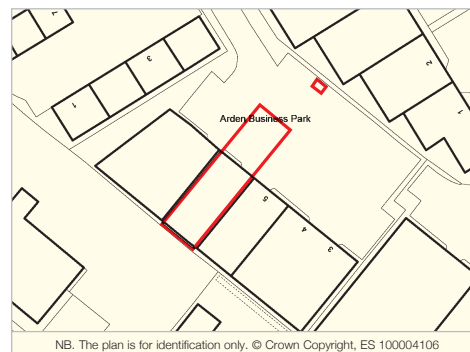
Occupiers close by include Cromwell Tools, We Buy Any Car Rochester, SC Motor Factors and McDonald's, amongst other independent retailers.

#### Description

The property is arranged on ground, mezzanine and first floors to provide a warehouse with integrated office accommodation. There is a forecourt providing parking plus additional designated parking opposite.

#### Seller's Solicitor

Ms Y Raymond, Hamlins.  
Tel: 0207 355 6103  
e-mail: yraymond@hamlins.co.uk



NB. The plan is for identification only. © Crown Copyright, ES 100004106

The property provides the following accommodation and dimensions:

Ground Floor	290.70 sq m	(3,129 sq ft)
Mezzanine	236.91 sq m	(2,550 sq ft)
First Floor	45.32 sq m	(488 sq ft)
<b>Total</b>	<b>572.93 sq m</b>	<b>(6,167 sq ft)</b>

**NB. Not inspected by Allsop. Areas taken from www.voa.gov.uk**

#### Tenancy

The entire property is at present let to KEVIN PICKERING AND MARGARET PICKERING (as trustees of the Dentmain Limited Retirement Benefits Scheme) for a term of years from 29th July 1997 expiring 25th September 2110 at a current rent of £4,050 per annum.



The lease provides for rent reviews every fourth year of the term on an upwards only basis to 15% of the actual rents received or deemed to have been received if a rack rent under lease is not in place.

The lease contains full repairing and insuring covenants. NB. We understand the property has been sublet at £26,995 per annum.

#### 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.

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LOT

## Barton-upon-Humber

### 76 High Street

### South Humberside

### DN18 5PU

- **Freehold Betting Shop Investment**
- **Let to Coral Estates Ltd**
- **Lease expiring 2023 (no breaks)**
- **2018 rent review outstanding**
- **No VAT applicable**

**Tenure**  
Freehold.

**Location**  
Barton-upon-Humber is located on the A15 some 6 miles south-west of Kingston-upon-Hull and 11 miles north-east of Scunthorpe. The property is situated at the junction of High Street, Hungate and Chapel Lane. Occupiers close by include Water Margin Chinese Restaurant (adjacent), Red Lion Hotel and Lidl, amongst others.

#### Description

The property is arranged on ground floor only to provide a ground floor betting shop.

**Current Rent Reserved**  
**£7,660 pa**

The property provides the following accommodation and dimensions:

Ground Floor	75.10 sq m	(808 sq ft)
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Areas taken from www.tax.service.gov.uk

#### Tenancy

The entire property is at present let to CORAL ESTATES LTD for a term of 20 years from 24th January 2003 at a current rent of £7,660 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The 2018 rent review is outstanding.

#### Tenant Information

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group plc, with some 3,500 stores. www.coral.co.uk

#### VAT

VAT is not applicable to this lot.

#### Documents

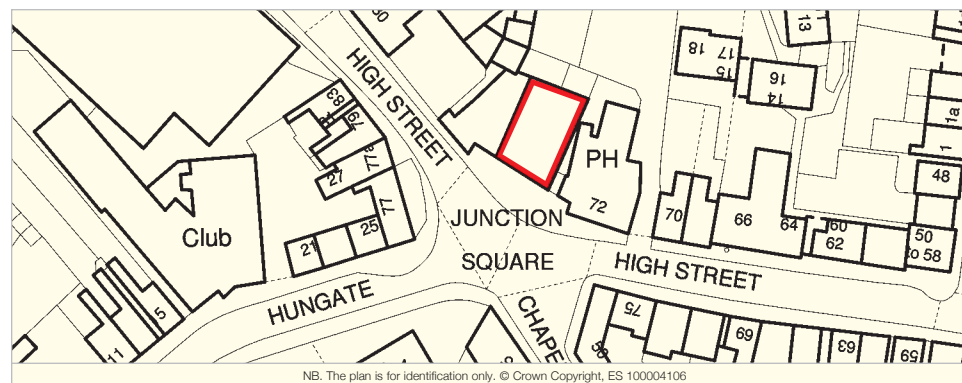
The legal pack will be available from the website www.allsop.co.uk

#### Energy Performance Certificate

For EPC Rating please see website.

#### Seller's Solicitor

Hedley Adcock, Adcocks Solicitors.  
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