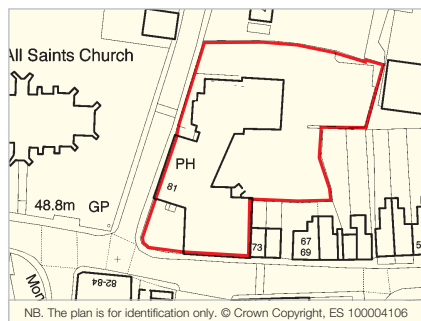


Eastchurch 'The Shurland Hotel', 81 High Street, Isle of Sheppey Kent ME12 4EH

- **A Freehold Building Internally Arranged to Provide Hotel Accommodation and a Retail Unit**
- Hotel comprising Eighteen En-Suite Rooms and Ancillary Accommodation
- Occupying a Site extending to Approximately 0.25 Hectares (0.61 Acres)
- Pre application submitted for Thirteen Self-Contained Flats (11 x two bedroom & 2 x one bedroom) and Six Houses (three bedroom)
- Retail Unit subject to a Tenancy. Remainder Vacant
- Current Rent Reserved
£12,000 per annum from the retail unit. Remainder Vacant



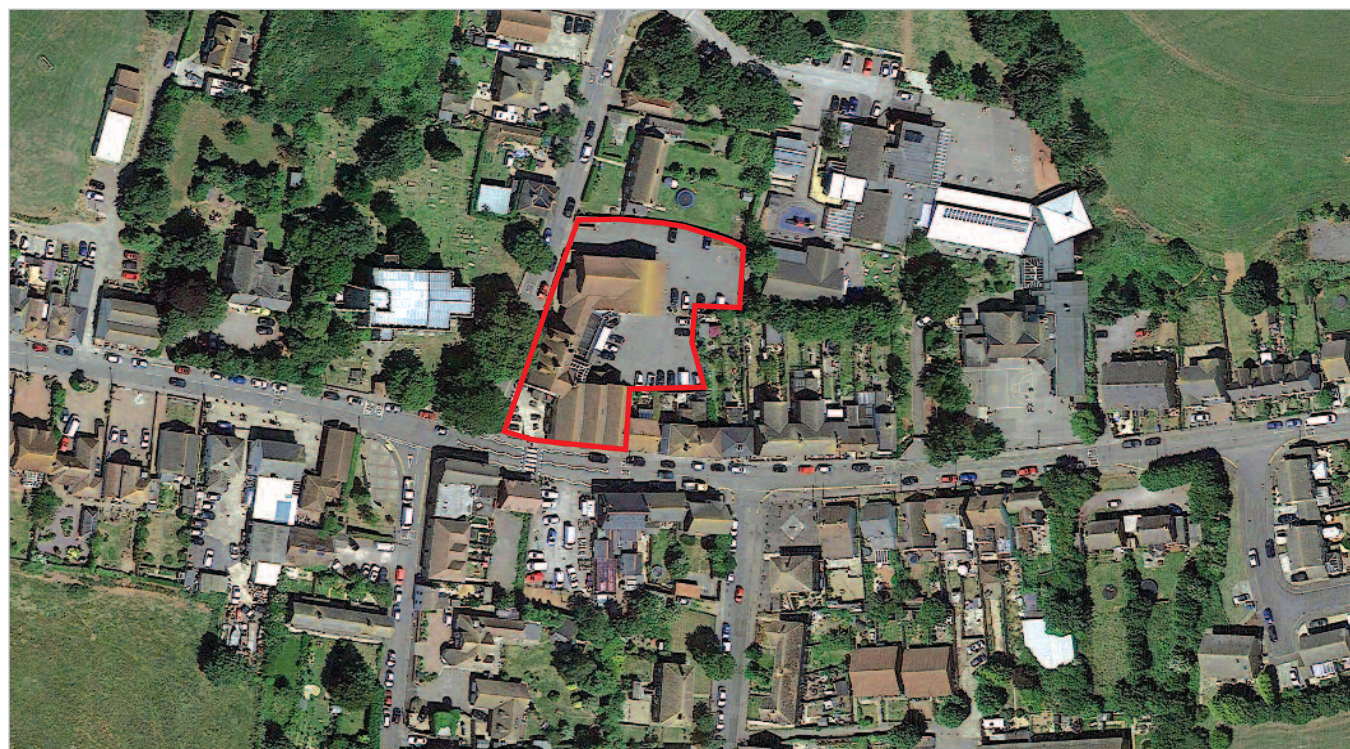
To View

Please contact Allsop by sending an email to richard.watson@allsop.co.uk with the subject heading 'Viewing - Lot 226'.

Seller's Solicitor

Messrs Chadbourne & Parke (London) LLP
(Ref: Mark Menhennet).
Tel: 0207 337 8174.
Email: mmenhennet@chadbourne.com

**MAJORITY VACANT -
Freehold Building with
planning submitted**



Tenure
Freehold.

Location

The property is situated on the north side of High Street close to its junction with Warden Road. The local amenities of Eastchurch are readily accessible, with the further extensive shopping facilities of Sheerness being available to the north. The nearby A249 provides access to the M2 Motorway and in turn M20 Motorway.

Description

The property comprises a semi-detached hotel arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide a public bar, restaurant, public gym, function room, together with 18 en-suite letting rooms. There is a passenger lift and rear car parking facilities. To the front is a shop unit which is let and trading as a Spar convenience store.

Accommodation

Lower Ground - Cellar

Ground Floor - Reception, Bar with Seating and Tables (40), Restaurant (c40 Covers), Ladies', Gentlemen's and Disabled WCs, Manager's Office, Housekeeping Store; Gym with its own entrance comprising Two Rooms for Classes, General Workout Area, Jacuzzi, Steam Room, Ladies' and Gentlemen's Changing Rooms plus Gym Office.



Retail Unit - 82 sq m (964 sq ft) (NIA) (1)

First Floor - 18 En-Suite Letting Rooms, Function Room with Bar and Disabled WCs

(1) Source: Valuation Office Draft Rating List

Tenancy

The retail unit is currently let to an individual trading as a Spar convenience store. The lease is for a term of 15 years from 29th September 2009 at a current rent of £12,000 per annum. There are 5 yearly rent reviews.

Current Trading Revenues

The current trading accounts for the existing business is available from the legal pack.

Planning

Local Authority: Swale Borough Council

Tel: 01795 417850

<http://pa.midkent.gov.uk>

Pre application has been submitted to Swale Borough Council, dated 11th February 2016 (Application No. 16/SO1086/PAPL) for 'the conversion, partial demolition and erection of 11 x two bedroom and 2 x one bedroom flats together with 6 x three bedroom houses'.

VAT

VAT is applicable to this lot.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.