

Chatham

248 High Street Kent ME4 4AN

- **Well Located Attractive Freehold Betting Shop and Residential Investment**
- High Street Location
- Comprises a betting shop and three newly refurbished residential self-contained flats (2 x two bedroom flats and 1 x one bedroom flat)
- Shop let to William Hill Organization Ltd (1)
- Lease expiry 2031 (no breaks)
- Betting shop Rent Review 2021 & 2026
- Total Current Rents Reserved

**£49,300 pa
plus two vacant
refurbished flats (3)**



Tenure

Freehold.

Location

Chatham, one of the Medway towns, with a population of some 104,000, is located adjacent to the city of Rochester and some 30 miles south-east of central London, between Junctions 2 and 3 of the M2 Motorway. The property is situated on the south side of the pedestrianised High Street, between its junctions with Clover Street and Rhode Street. Occupiers close by include Debenhams, Ryman, Coral, TSB Bank, Santander, Sue Ryder, Age UK, Burger King, Barclays, Iceland and Primark, amongst others.

Description

This attractive property is arranged on basement, ground and two upper floors to provide a ground floor betting shop with three recently converted self-contained flats above accessed from the side of the property. The basement is used for utility services and is not demised to the tenants.

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
248	William Hill Organization Ltd	Gross Frontage 9.85 m (32' 4") Net Frontage 8.50 m (27' 10") Shop Depth 16.85 m (55' 4") Built Depth 19.90 m (65' 4") Ground Floor 180.05 sq m (1,938 sq ft)	15 years from 25.12.2016 and expiring 12.08.2031 5 yearly rent reviews FR & I	£40,000 p.a.	Rent Review 2021 & 2026
	Vacant	Basement (No Access) (4)			
Flat 1	Vacant	First Floor Flat – Room, Living Room, Kitchen, Shower Room (2)	(3)	(3)	
Flat 2	Vacant	First Floor Flat – 2 Rooms, Living Room, Kitchen, Shower Room, En-Suite (2)	(3)	(3)	
Flat 3	Individual	Second Floor Flat – 2 Rooms, Living Room, Kitchen, Bedroom, En-Suite (2)	12 month Assured Shorthold Tenancy	£9,300 p.a. (£775 p.c.m)	

- (1) Founded in 1934, William Hill is one of the most trusted brands in the marketplace, attracting millions of customers from around the world. For the year ended 27th December 2016 William Hill Organization Ltd reported a turnover of £879 million, a pre-tax profit of £223.5 million, shareholders' funds of £134.3 million and a negative net worth of £710 million. (Source: 08.06.2018.)
- (2) Not inspected by Allsop. Details provided by Seller.
- (3) The flats are being marketed by local agents at £625 per calendar month (£7,500 per annum annualised) and £725 per calendar month (£8,700 per annum annualised) respectively.
- (4) We understand this is the landlord's accommodation and includes utility services.

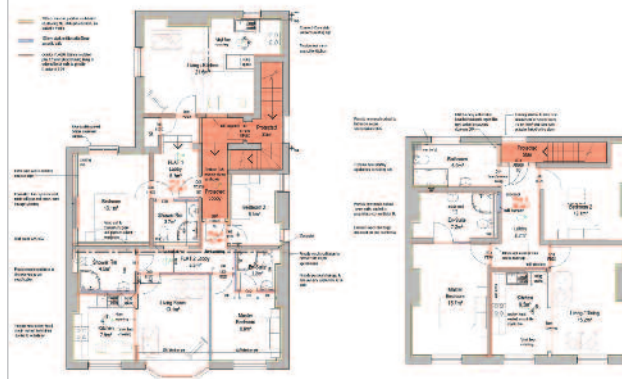
**Total £49,300 p.a. plus two vacant
flats (3) (4)**

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 Amber Nixon, DLA Piper. Tel: 0121 262 5646 e-mail: amber.nixon@dlapiper.com



Residential Layout



NB. The plan is for identification only.

