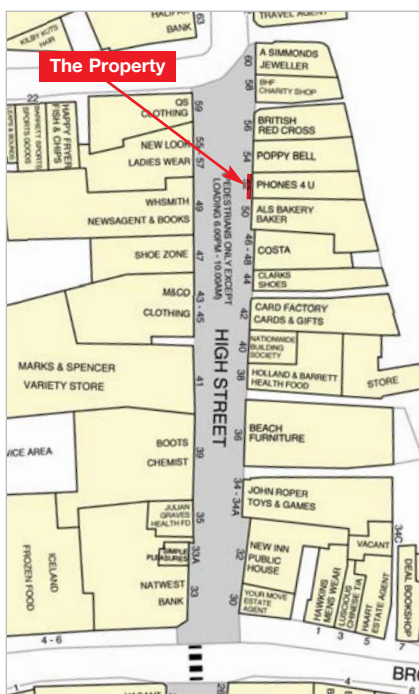


Deal 52 High Street Kent CT14 6HE

- Attractive Freehold Shop Investment
- Let to Phones 4U
- Pedestrianised town centre location
- Rent Review 2016
- Current Rent Reserved

£30,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



**C1112 117/PK
PA ko**

Tenure

Freehold.

Location

Deal is a popular tourist resort located on the east coast of Kent approximately 7 miles north of Dover and 14 miles east of Canterbury. The town is situated on the A258 which runs between Dover town centre, the A2 and the A256. In addition Folkestone and the Channel Tunnel Terminal are approximately 14 miles to the south-west. The property, located in a Conservation Area, is well situated in the town centre fronting the pedestrianised section of the High Street, close to its junction with Park Street. The town's largest car park (180 spaces) lies immediately to the rear of the property. Occupiers close by include New Look, W H Smith and Shoe Zone (opposite) with branches of Marks & Spencer, M & Co, Boots, Card Factory being in the immediate vicinity.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with staff and storage accommodation at first and second floor levels. The property benefits from rear service access from Middle Street and one car parking space.

The property provides the following accommodation and dimensions:

Gross Frontage	5.49 m	(18')
Net Frontage	5.06 m	(16' 6")
Shop Depth	18.29 m	(60')
Built Depth	18.59 m	(61')
First Floor	26.01 sq m	(280 sq ft)
Second Floor	24.90 sq m	(268 sq ft)

Tenancy

The entire property is at present let to PHONES 4U for a term of 10 years from 30th September 2011 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for a rent review at the end of the fifth year of the term and contains full repairing and insuring covenants. The lease contains a lessee's option to determine at the end of the fifth year.

Tenant Information

Established in 1996, Phones 4U Limited are the UK's second largest mobile phone retailer.

No. of Branches: 425 stores nationwide.

Website Address: www.phones4u.co.uk

For the year ended 31st December 2010, Phones 4U reported a turnover of £746,200,000, a pre-tax profit of £87,643,000, shareholders' funds of £278,980,000 and a net worth of £205,267,000. (Source: riskdisk.com 04.11.11)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 65 Deal**.

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

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