

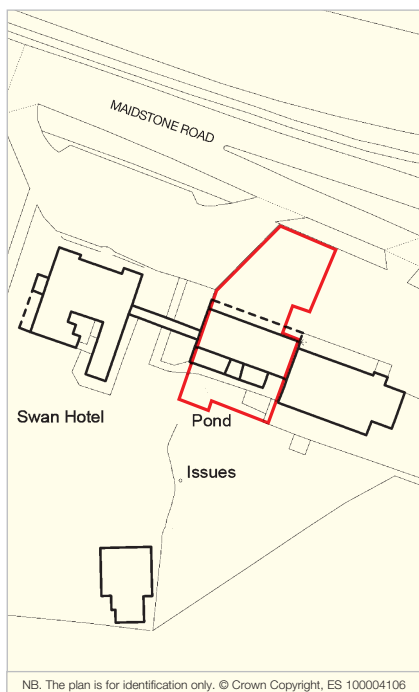
Charing

King Arthurs Court Maidstone Road Ashford Kent TN27 0JS

- **Freehold Showroom Investment**
- The Receivers are informed that the property is let on a lease expiring in July 2014
- May appeal to investor or owner occupier
- Site Area 0.092 hectares (0.23 acres)
- Current Rent Reserved
£27,500 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

The village of Charing is located approximately 6 miles north-west of Ashford in Kent, accessible via the A20. Road communications are enhanced with the M20 linking Ashford (Junction 9) to Maidstone to the north-west.

The property is situated on the south side of Maidstone Road (A20) close to the roundabout junction with the A252 Northern Bypass. Charing Train Station is about ½ a mile away. An independent hotel/restaurant and petrol station are located close by.

Description

The property is arranged on the ground floor to provide a single storey showroom with storage, staff ancillary and canopied area and forecourt car parking.

The property provides the following accommodation and dimensions:

Gross Frontage	22.85 m	(74' 11")
Net Frontage	15.20 m	(49' 10")
Shop and Built Depth	12.40 m	(40' 8")
Ground Floor (GIA)	270 sq m	(2,907 sq ft)
Site Area	0.092 Hectares	(0.23 Acres)

Tenancy

The Receivers are informed that the entire property is at present let to S V ANTIQUES LIMITED for a term of 7 years from 27th July 2007 at a current rent of £27,500 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

The Receivers have not been provided with a completed lease of the property, however an unsigned undated lease shall be available in the legal pack.

Tenant Information

Website Address: www.svantiques.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 80 Band D (Copy available on website).

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 P McGrath Esq, Wedlake Bell LLP. Tel: 0207 395 3167 e-mail: pmcgrath@wedlakebell.com