LOT 12

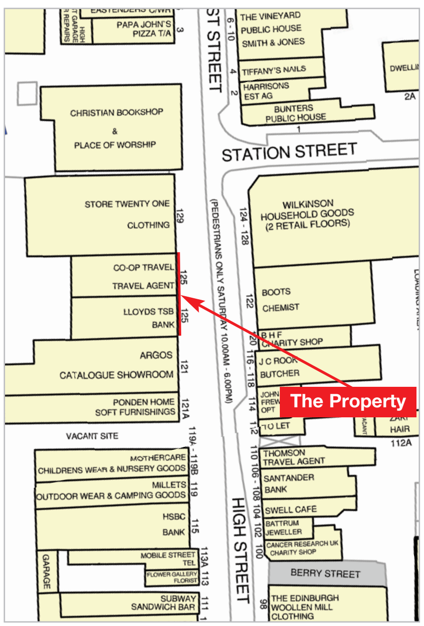
Sittingbourne

123, 125 & 127 High Street
Kent
ME10 4BD

- **Well Located Freehold Bank, Shop & Office Investment**
- Comprising two self-contained shops and first floor offices
- Entirely let to Lloyds TSB Bank plc on a new lease expiring in 2022
- Part sublet to Co-op Travel
- No VAT applicable
- Situated opposite Boots and Wilkinson, and adjacent to Argos
- Rent Review 2017
- Total Current Rents Reserved

£85,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Sittingbourne, with a population of some 38,000, is located on the A2 some 45 miles south-east of London and 12 miles from Maidstone. Access is provided by way of the A249 to Junction 5 of the M2 motorway.
The property is well situated on the High Street being opposite Boots the Chemist and a large Wilkinson store, and close to the junction with Station Street. Other occupiers close by include Argos (adjacent), British Heart Foundation, Thomson Travel Agent, Santander, HSBC, Millets and Mothercare.

Description
The property is arranged on ground and one upper floor to provide two self-contained shops with self-contained offices above, which are currently unused and accessed via an entrance fronting the High Street.

The property provides the following accommodation and dimensions:

123 High Street (t/a Lloyds TSB)

Gross Frontage	8.40 m	(27' 6")
Net Frontage	7.45 m	(24' 5")
Shop Depth	17.10 m	(56' 2")
Built Depth	22.70 m	(74' 6")
First Floor	157.5 sq m	(1,695 sq ft)

125 High Street (t/a Co-op Travel)

Gross Frontage	7.30 m	(23' 11")
Net Frontage	7.80 m	(25' 7")
Shop Depth	12.85 m	(42' 2")
Built Depth	22.55 m	(73' 11")
First Floor	66.7 sq m	(718 sq ft)

127 High Street (Offices)

First Floor	124.8 sq m	(1,344 sq ft)

Tenancy
The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 24th June 2012 at a current rent of £85,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.
125 High Street has been sublet to Co-op Travel on a lease which expired 17th September 2010 at £37,500 per annum. An application for a new sub tenancy has been made.
Lloyds TSB have the benefit of a 9 month rent free period, the balance of which the Vendor will top up at completion.

Tenant Information
Website Address: www.lloydstsb.com.
Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. For the year ended 31st December 2011, Lloyds TSB Bank plc reported a total net worth of £45.387bn. (Source: riskdisk.com 01.11.2012.)

VAT
VAT is not applicable to this lot.

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

Viewings
To be held on Wednesday 28th November by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 12 Sittingbourne**.

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 Ms N Corner, BPE Solicitors LLP. Tel: (01242) 248212 Fax: (01242) 517300 e-mail: nicky.corner@bpe.co.uk
Joint Auctioneer S Burnaby Esq, Colliers International. Tel: 0207 487 1712 e-mail: steve.burnaby@colliers.com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