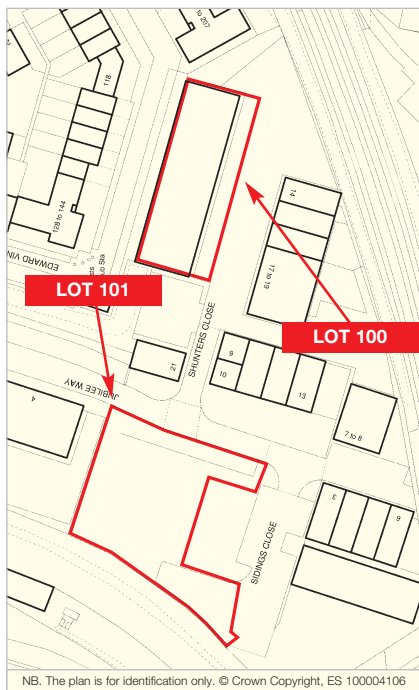


# Faversham Howden Joinery Unit G 14 Shunters Close & Simply Scuba 5 Jubilee Way The Eurocentre Kent ME13 8GF

- 2 Modern Freehold Commercial Investments
- Lot 100 let to Howden Joinery Properties Ltd on lease expiry 2024
- Lot 101 let to Simply Scuba Ltd, lease expiry 2021
- Rent Reviews from 2014
- To be offered in two lots
- Total Current Rents Reserved  
**£142,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Faversham is situated about 55 miles south-east of Central London, midway between Canterbury and Sittingbourne and enjoys excellent road access, being adjacent to the A2 and within 2 miles of Junction 6 of the M2 Motorway. The town also benefits from good train services, with direct links to London Bridge, St Pancras and Cannon Street Stations. The properties are located on the established Eurocentre Estate, which is situated just to the east of the station, off Whitstable Road.

**Description**  
**Lot 100** Unit G. The property is arranged on ground floor only to provide a trade counter and warehouse unit, extending in all to some 8,181 sq ft.  
**Lot 101** Unit 5, Jubilee Way is arranged on ground and 2 upper floors to provide warehouse, showroom and offices extending in all to some 23,250 sq ft.

**VAT**  
VAT is applicable to both lots.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lots 100/101 Faversham.**

| No.                             | Present Lessee                       | Accommodation (Gross Internal Areas)   |                                  | Lease Terms                                                      | Current Rent<br>£ p.a. | Next Review/<br>Reversion |
|---------------------------------|--------------------------------------|----------------------------------------|----------------------------------|------------------------------------------------------------------|------------------------|---------------------------|
| Unit G, 14<br>Shunters<br>Close | Howden Joinery Properties Ltd<br>(1) | Warehouse Trade Counter                | 760 sq m (8,181 sq ft)           | 15 years from 15.06.2009<br>Rent review every 5th year<br>FR & I | £54,000 p.a.           | Rent Review 2014          |
| 5 Jubilee<br>Way                | Simply Scuba Ltd (2)                 | Ground Floor – Showroom                | 723 sq m (7,782 sq ft)           | 10 years from 11/11/2011<br>Rent review every 5th year<br>FR & I | £88,000 p.a.           | Rent Review 2016          |
|                                 |                                      | First Floor – Offices and<br>Warehouse | 714 sq m (7,685 sq ft)           |                                                                  |                        |                           |
|                                 |                                      | Second Floor – Warehouse               | 723 sq m (7,782 sq ft)           |                                                                  |                        |                           |
|                                 |                                      | <b>Total</b>                           | <b>2,160 sq m (23,250 sq ft)</b> |                                                                  |                        |                           |

(1) For the year to 24th December 2011 Howden Joinery Properties Ltd reported a turnover of £33.2m, a pre-tax profit of £1.62m and a net worth of £2.2m (Source: [riskdisk.com](http://riskdisk.com) 27.04.12.)  
(2) In the year to 31st May 2011 Simply Scuba Ltd reported a net worth of £294,000 (Source: [riskdisk.com](http://riskdisk.com) 13.04.12.)

**Total (2 Lots) £142,000 p.a.**

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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