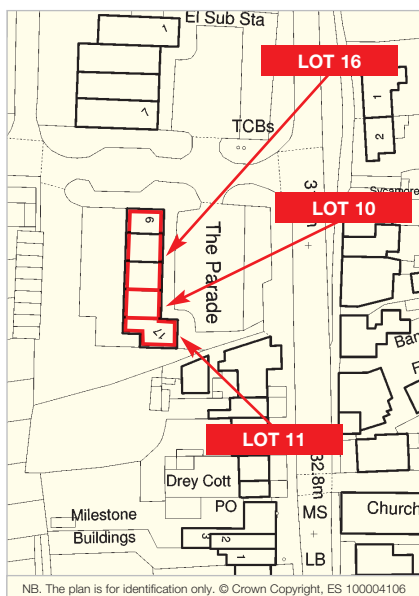


Staplehurst **9/13 and Flats 10/14** **The Parade** **Kent** **TN12 0LA**

- **Freehold Convenience Store and Residential Ground Rent Investment**
- Convenience store let to AF Blakemore & Son Ltd (t/a Spar) on a new 15 year lease
- Close to Staplehurst Health Centre and within a mile of Staplehurst Rail Station
- Rent Review 2021
- Total Current Rents Reserved

£72,500 pa⁽²⁾

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Staplehurst is an attractive village located some 8 miles south of Maidstone and 12 miles east of Tunbridge Wells. The village is situated on the A229 providing access to the M20 motorway to the north. The village has the benefit of a rail station providing access to Charing Cross. The property is set back from the High Street (A229), at its junction with Offens Drive within a mile to the south of Staplehurst Rail Station, and forms the southern section of an established parade of shops which serves the local residential community. Occupiers close by include NatWest, Coral, Lloyds Pharmacy and the Post Office, whilst the Staplehurst Health Centre is a short distance away.

Description

The property is arranged on ground and two upper floors to provide a triple fronted ground floor convenience store incorporating a Subway concession together with four garages to the rear. The upper floors comprise three self-contained maisonettes, which will be sold off on long leases.

NB. The maisonettes will be offered for sale at Allsop's Residential Auction to be held on 20th July. Please contact the auctioneers for further information.

VAT

VAT is 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
9/13 The Parade	AF Blakemore & Son Ltd (t/a Spar) (1)	Ground Floor Sales 261.4 sq m (2,814 sq ft) Ground Floor Storage 91.45 sq m (984 sq ft) Total 352.85 sq m (3,798 sq ft) Four Rear Garages	15 years from 24.06.2016 Rent review every fifth year Tenant option to determine at the 10th year FR & I	£72,500 p.a. (2)	Rent Review 2021
Flats 10/14 The Parade	Roseglan Properties Limited	3 x Three Bedroom Maisonettes	250 years from completion	Peppercorn	

- (1) For the year ended 26th April 2015, AF Blakemore & Son Ltd reported a turnover of £1.276bn, a pre-tax profit of £9.01m, shareholders' funds of £79.63m and a net worth of £62.84m. (Source: Experian 10.06.2016.)
- (2) The rent payable under the terms of the lease is £63,000 per annum in year 1 and £66,500 per annum in years 2-5. An additional rent of £6,000 per annum is payable from commencement until the fifth anniversary. The Vendor will top up the rent, by way of a reduction in the sale price, so the purchaser effectively receives £72,500 per annum from completion until the fixed uplift in year 2.

Total £72,500 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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