



Tenure

Freehold.

Location

Strood forms part of the Medway conurbation of North Kent together with Rochester, Chatham and Gillingham which are all located on the opposite bank of the River Medway. The town lies on the A2 adjacent to Junctions 1 and 2 of the M2 Motorway. The property is situated on the south side of High Street, in the town centre between North Street and Commercial Road. Occupiers close by include HSBC, Asda and Wilko (opposite), with Barclays, William Hill, Aldi, Subway and Lloyds also nearby.

Description

The property is arranged on ground and one upper floor to provide two ground floor units with self-contained accommodation at first floor level. 113 & 115 High Street have been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
117 – Ground Floor	Boots Opticians Limited (1)	Gross Frontage 4.65 m Net Frontage 4.30 m Shop Depth 7.00 m Built Depth 18.80 m	(15' 3") (14' 2") (22' 11") (61' 8") 10 years from 07.11.2009 FR & I	£15,000 p.a.	Reversion 2019
113 – First Floor	Individual	First Floor	999 years from 21.01.1974	£0 p.a.	Reversion 2973
115 – Ground Floor	Edenhelm Limited	Ground Floor Shop	999 years from 27.07.1973	£0 p.a.	Reversion 2972

(1) No of Branches: 300.
Website Address: www.bootsopticians.com

Total £15,000 p.a.

Strood
113-117 High Street
Kent
ME2 4TJ

- **Freehold Shop and Ground Rent Investment**
- Shop let to Boots Opticians Limited on a lease expiring in 2019
- Established retail location in the town centre opposite Wilko
- Total Current Rents Reserved **£15,000 pa**

SIX WEEK COMPLETION AVAILABLE

