

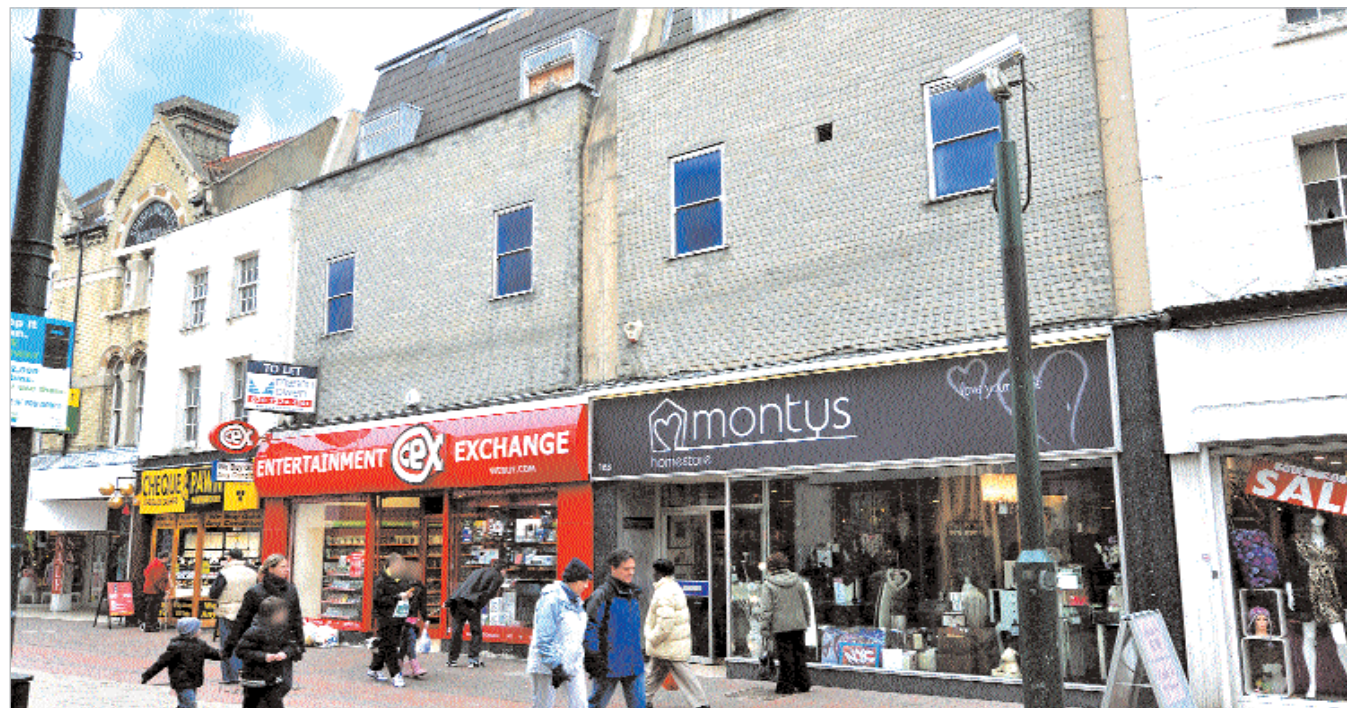
Chatham

157/163 High Street

Kent

ME4 4BA

- Freehold Shop Investment
 - Pedestrianised town centre position opposite TK Maxx
 - Rent Reviews 2014
 - Total Current Rents Reserved
- £156,000 pa**



Tenure
Freehold.

Location
Chatham is one of the Medway towns and has a population of some 71,000. The town is located adjacent to the city of Rochester, 28 miles south-east of Central London, between Junctions 2 and 3 of the M2 motorway. The property is situated in a busy pedestrianised position on the High Street, near the junction of Railway Street. Occupiers close by include TK Maxx (opposite), Brighthouse, Poundland, Sports Direct, Bon Marché and H Samuel.

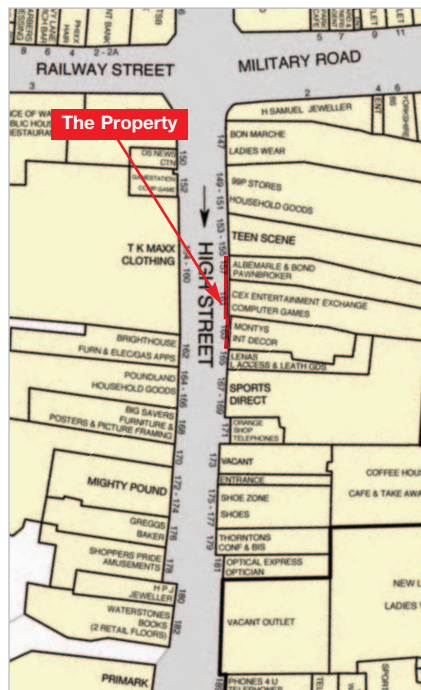
Description
The property comprises three large shops. No. 157 is arranged on ground floor only and Nos 159/161 and No. 163 are arranged on ground and two upper floors. No. 163 benefits from a lift.

NB: The second floor of 159/161 was not inspected by Allsop and the second floor of 163 extends over 159/161.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 78 Chatham**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
157	Albemarle & Bond Jeweller and Pawnbrokers Ltd (1) (3)	Gross Frontage 5.18 m (16' 11") Net Frontage 4.53 m (14' 10") Ground Floor Sales 76.55 sq m (824 sq ft)	10 years from 06.08.2009 Rent review in 5th year Effective FR & I	£31,000 p.a.	Rent Review 2014
159/161	CEX Ltd (2)	Gross Frontage 7.95 m (26' 1") Net Frontage 6.65 m (21' 10") Shop Depth 41.00 m (134' 6") Built Depth 44.80 m (146' 11") Ground Floor Sales 239.5 sq m (2,578 sq ft) First Floor 234.4 sq m (2,523 sq ft) Second Floor (extending over 157 High Street) – Not inspected by Allsop	10 years from 01.05.2009 Rent review every year Effective FR & I	£75,000 p.a.	Rent Review 2014
163	FM Dot Retail Ltd (t/a Monty's)	Gross Frontage 7.15 m (23' 6") Net Frontage 6.30 m (20' 8") Shop Depth 27.25 m (89' 5") Built Depth 28.90 m (94' 9") Ground Floor Sales 152.2 sq m (1,638 sq ft) First Floor 148.2 sq m (1,595 sq ft) Second Floor (extending over 159 & 161 High Street) 323.6 sq m (3,483 sq ft)	19 1/2 years from 07.09.2001 Rent review every 5th year Effective FR & I Tenant's break clause 2016	£50,000 p.a.	Rent Review 2011

- (1) For the year ended 30th June 2009, Albemarle & Bond Jeweller and Pawnbrokers Ltd reported a turnover of £39.093m, a pre-tax profit of £10.894m and a net worth of £9.639m. (Source: riskdisk.com 27.01.2011)
(2) For the year ended 30th June 2009, CEX Ltd reported a turnover of £58.149m, a pre-tax profit of £35,000 and a net worth of £334,000. (Source: riskdisk.com 27.01.2011)
(3) Not inspected by Allsop.

Total £156,000 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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