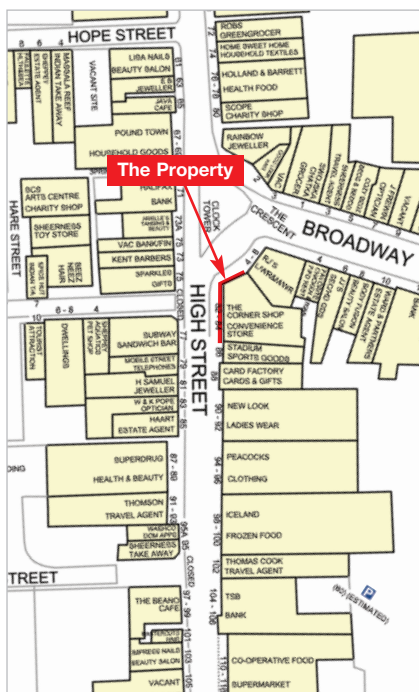


Sheerness 84, 84A & 84B High Street Kent ME12 1UB

- Freehold Convenience Store and Residential Investment
- Comprising a shop and two 3 bedroom self-contained flats
- Shop let on a lease expiring in 2025
- Prominent town centre position
- No VAT applicable
- Shop Rent Review 2015
- Total Current Rents Reserved
£39,896 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Sheerness, with a population of some 13,000, is located 10 miles north of Sittingbourne on the Isle of Sheppey in the Thames Estuary. The town is served by the A249 which links with the A2, M2 and M20 Motorways and, in addition, the town benefits from regular rail services to London and the Kent coast.

The property is situated in a prominent town centre position on the High Street, at its junction with Broadway.
Occupiers close by include Iceland, Superdrug, Thomson, New Look, H Samuel, Boots, Holland & Barrett and Barclays amongst many others.

Description

The property is arranged on ground and one upper floor to provide a large ground floor convenience store with two large self-contained flats above, which are accessed via an entrance fronting the High Street.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
84 High Street	Colin John Barrett (t/a Premier)	Gross Frontage 5.95 m (19' 6") Net Frontage 5.45 m (17' 10") Return Frontage 13.45 m (44' 2") Ground Floor (1) 163.36 sq m (1,758 sq ft)	15 years from 24.11.2010 Rent review every fifth year FR & I	£25,000 p.a.	Rent Review 2015
84A High Street	Two Individuals	First Floor Flat comprising 4 Rooms, Kitchen & Bathroom (2)	6 months from 15.04.2013	£7,696 p.a.	Holding Over
84B High Street	An Individual	First/Second Floor Maisonette comprising 4 Rooms, Kitchen & Bathroom (2)	6 months from 15.06.2012	£7,200 p.a.	Holding Over

(1) Not inspected by Allsop. Area sourced from VOA website (www.2010.voa.gov.uk).
(2) Not inspected by Allsop. Accommodation details provided by the Vendor.

Total £39,896 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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