

# Maidstone

## 55/57 Week Street

### Kent

### ME14 1QU

- **Attractive Grade II Listed Freehold Shop Investment**
  - Entirely let to Tiger Retail Limited
  - Comprising a total of 520.65 sq m (5,604 sq ft)
  - Pedestrianised town centre location
  - Well located opposite Primark and close to the Fremlin Walk Shopping Centre
  - Reversion 2022
  - Current Rent Reserved
- £75,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Maidstone, the county town of Kent, is located about 40 miles south-west of Central London. The town enjoys excellent communications, being within 2 miles of junctions 6 and 7 of the M20 Motorway, which links to the M25, as well as having regular rail services to London. The property is located on the west side of Week Street, close to its junction with Earl Street and an entrance to the Fremlin Walk Shopping Centre. Occupiers close by include Primark (opposite), Halifax Bank (adjacent), Marks & Spencer, Co-op, Poundland, Ann Summers, Pandora, EE, WH Smith, The Carphone Warehouse, Côte Brasserie and Specsavers, amongst many others.

**Description**  
This attractive property, which is Grade II listed, is arranged on basement, ground and two upper floors to provide a ground floor shop with further sales on part of the first floor. The remainder of the upper floors and basement provides staff and ancillary/storage accommodation.

The property provides the following accommodation and dimensions:		
<b>Ground Floor</b>	<b>243.35 sq m</b>	<b>(2,619 sq ft)</b>
<b>First Floor</b>	<b>174.80 sq m</b>	<b>(1,881 sq ft)</b>
<b>Second Floor</b>	<b>50.00 sq m</b>	<b>(538 sq ft)</b>
<b>Basement</b>	<b>52.50 sq m</b>	<b>(565 sq ft)</b>
<b>Total</b>	<b>520.65 sq m</b>	<b>(5,604 sq ft)</b>

## Tenancy

The entire property is at present let to TIGER RETAIL LIMITED for a term of 10 years from 17th July 2012 at a current rent of £75,000 per annum (increased from £65,000 per annum at 2017 review). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

Website Address: flyingtiger.com  
For the year ended 31st December 2017, Tiger Retail Ltd reported a turnover of £48m, a pre-tax profit of £2.9m, shareholders' funds and a net worth of £12.9m. (Source: Experian 04.01.2019.)

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.