

# Sheerness

64-66 High Street  
Kent  
ME12 1NL

- Freehold Town Centre Betting Shop Investment with Vacant Upper Floors
- Let to Ladbrokes Betting & Gaming Ltd on a new 10 year lease (2)
- Well located opposite Boots and adjacent to Nationwide
- Self-contained upper floors with residential development potential (3)
- Shop Rent Review 2018
- Current Rent Reserved **£20,000 pa**



**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 within the main retail pitch on the north side of the High Street adjacent to Nationwide and opposite Boots. Other occupiers close by include Savers, Holland & Barrett, Bon Marché Ladies Wear, NatWest Bank, Halifax, Greggs and William Hill.

**Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor betting office with ancillary accommodation to the rear. The rear ground floor, first and second floors are self-contained and approached via a rear entrance from Delamark Road and an entrance fronting the High Street (3).

**VAT**

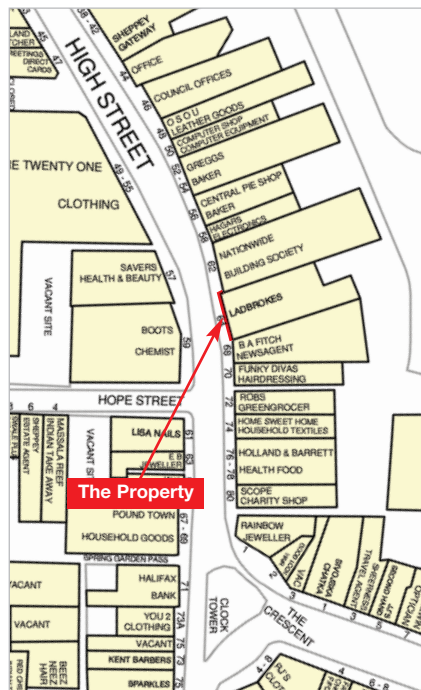
VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground (Front) Floor	Ladbrokes Betting & Gaming Ltd (1)	Gross Frontage 9.25 m (30' 4") Max Internal Width 6.40 m (21') Shop Depth 15.25 m (50') Built Depth 20.20 m (66' 3") Ground Floor 98.00 sq m (1,055 sq ft)	10 years from 18.07.2013 Rent review every 5th year FR & I (2)	£20,000 p.a.	Rent Review 2018
Ground (Rear), First and Second Floors (3) (4)	Vacant	Basement 68.60 sq m (738 sq ft) Ground Floor 82.60 sq m (889 sq ft) First Floor 75.90 sq m (817 sq ft) Second Floor 73.85 sq m (795 sq ft) Total 300.95 sq m (3,239 sq ft)	-	-	-

- (1) Website: [www.ladbrokes.com](http://www.ladbrokes.com). For the year ended 31st December 2011, Ladbrokes Betting & Gaming Ltd reported a turnover of £694.1m, a pre-tax profit of £112m and a net worth of £885.6m. (Source: [riskdisk.com](http://riskdisk.com) 20.09.2013)
- (2) Tenant option to determine the lease at the 5th year.
- (3) The rear ground, first and second floors may have potential for residential conversion subject to obtaining all the relevant consents. All enquiries should be referred to Swale Borough Council [www.swale.gov.uk](http://www.swale.gov.uk).
- (4) Measured on a gross internal basis.

**Total £20,000 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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