

Maidstone

Frederick House & 28 Brewer Street

Kent

ME14 1RY

- Freehold Office Investment
- Let to OCS Group Ltd (1)
- Private car park for 19 cars
- Town centre location
- Adjacent to public car park
- Reversion 2014
- Total Current Rents Reserved

£117,672 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Maidstone is situated in the centre of Kent. It is 36 miles south-east of London and close to the M20 with good access to the Channel Tunnel, ports and international rail stations at Ashford and Ebbs Fleet. The property is situated on Brewer Street, just north of the High Street adjacent to a public car park.

Description
The property is arranged on ground and two upper floors to provide office accommodation within two intercommunicating buildings. 28 Brewer Street is situated at the front with Frederick House to the rear. There is also a private car park for 19 cars.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 129 Maidstone**.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------------------|---------------------------------------|--|--|---------------------|------------------------|
| Frederick House | OCS Group Ltd (1) | Ground Floor 111.5 sq m (1,200 sq ft) First Floor 115.9 sq m (1,248 sq ft) (3) Second Floor 111.2 sq m (1,197 sq ft) | 24 years from 25.12.1990 Rent review every 5th year FR & I (2) | £88,872 p.a. | Reversion 2014 |
| 28 Brewer Street | OCS Group Ltd (not in occupation) (1) | Ground Floor 122.2 sq m (1,315 sq ft) First Floor 79.0 sq m (850 sq ft) (3) Second Floor 57.4 sq m (618 sq ft) | 22 years from 25.12.1992 Rent review every 5th year FR & I (2) | £28,800 p.a. | Reversion 2014 |

- (1) For the year ended 31st March 2010, OCS Group Ltd reported a turnover of £688.799m, a pre-tax profit of £10.661m, shareholders' funds of £96.741m and a net worth of £63.733m. (Source: riskdisk.com 11.08.11.)
(2) All outgoings are met by tenant with the exception of a) Tenant pays 60% of Council right of way charge – Landlord pays 40%. 2011 charge by Council is £7,038. b) Tenant pays 70% of electric gate maintenance costs – Landlord pays 30%
(3) Includes area below 1.5 m.
(4) Access to the property is over land owned by Maidstone Council and authorised by a Licence expressed to be non-assignable and which can be determined by the Council on 6 months' notice. A copy of the Licence is included in the legal pack.

Total £117,672 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

Seller's Solicitor S Walker Esq, Hamways Walker Owens. Tel: (01732) 866666 Fax: (01732) 866126 e-mail: stuart.walker@hwo-law.com