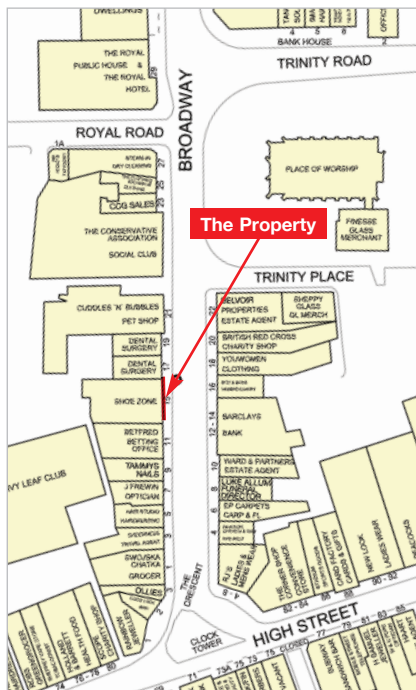


# **Sheerness** **13/15 The Broadway** **Kent** **ME12 1AB**

- **Freehold Shop Investment**
- Comprising a total of 379.5 sq m (4,085 sq ft)
- To be entirely let to Shoe Zone Retail Ltd on a new 5 year lease
- Town centre location
- Potential to convert upper floors (1)
- Reversion 2023
- No VAT applicable
- Rent to be Reserved  
**£20,000 pa**

On the Instructions of  
**shoezone**

**SIX WEEK COMPLETION  
AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Sheerness 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 located within the town centre on the north side of Broadway, in between its junctions with Royal Road and the High Street. Occupiers close by include Betfred (adjacent), Barclays Bank (opposite), Subway, New Look, Peacocks, Iceland, Holland & Barrett and Boots the Chemist, amongst many others.

## **Description**

The property is arranged on ground and two upper floors to provide a shop on part ground floor with ancillary accommodation on part ground floor and above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.60 m</b>	<b>(34' 9")</b>
<b>Net Frontage</b>	<b>8.75 m</b>	<b>(28' 8")</b>
<b>Shop Depth</b>	<b>13.00 m</b>	<b>(42' 8")</b>
<b>Built Depth</b>	<b>19.65 m</b>	<b>(64' 6")</b>
<b>Basement (1)</b>	<b>124.0 sq m</b>	<b>(1,335 sq ft)</b>
<b>Ground Floor</b>	<b>148.5 sq m</b>	<b>(1,598 sq ft)</b>
<b>First Floor</b>	<b>47.0 sq m</b>	<b>(506 sq ft)</b>
<b>Second Floor</b>	<b>60.0 sq m</b>	<b>(646 sq ft)</b>
<b>Total</b>	<b>379.5 sq m</b>	<b>(4,085 sq ft)</b>

(1) Low headroom in the basement, not in use.

## **Tenancy**

The entire property is to be let to SHOE ZONE RETAIL LTD for a term of 5 years from completion at a rent of £20,000 per annum. The lease will be subject to a schedule of condition.

## **Tenant Information**

No. of Branches: approximately 500.

Website Address: [www.shoezone.com](http://www.shoezone.com)

For the year ended 1st October 2016, Shoe Zone Retail Limited reported a turnover of £159.834m, a pre-tax profit of £10.410m, shareholders' funds and a net worth of £30.145m. (Source: Experian 22.08.2017.)

## **Planning (1)**

The upper floors may have potential for residential development, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Swale Borough Council ([www.swale.gov.uk](http://www.swale.gov.uk)).

## **VAT**

VAT is not 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.

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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