



Tenure

Freehold.

Location

Sittingbourne, with a population of some 38,000, is located on the A2 some 45 miles south-east of London and 12 miles from Maidstone. Access is provided by way of the A249 to Junction 5 of the M2 Motorway. HS1 High Speed Rail provides links to Central London in approximately one hour.

The properties are well located in the heart of the town centre on the south side of the High Street, close to an entrance to The Forum Shopping Centre, where occupiers include Costa, Peacocks, Specsavers and a Tesco Metro. A site immediately to the north of the Forum Shopping Centre forms part of The Spirit of Sittingbourne regeneration scheme. It is intended to provide a new public square with an 8-screen cinema, six restaurants and a Travelodge hotel (www.spiritofsittingbourne.com). Other occupiers close by include HSBC (adjacent), Starbucks, Wilko, Boots the Chemist, Lloyds Bank, Santander, Shoe Zone, M&Co, WH Smith and Subway, amongst many others.

Description

The properties are both arranged on ground and two upper floors to provide two ground floor shops, each benefitting from ancillary staff and storage accommodation above.

Planning (1)

The upper floors of both properties may lend themselves to residential redevelopment, subject to the existing lease in respect of 119 High Street and obtaining all the necessary consents. All enquiries should be made to Kent County Council. Website: www.kent.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

119 – EPC Rating 81 Band D

119A – EPC Rating 93 Band D (Copies available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
31	119	Wisdom and Heart Ltd guaranteed by The Heart of Kent Hospice and The Friends of Wisdom Hospice Ltd (1)	Ground Floor 114.5 sq m (1,232 sq ft) First Floor 41.0 sq m (441 sq ft) Second Floor 35.5 sq m (382 sq ft) Total 191.0 sq m (2,056 sq ft)	10 years from 24.06.2013 Rent review every 5th year FR & I 2018 tenant break option NOT exercised	£25,000 p.a.	Rent Review 24.06.2018
32	119A	Vacant	Ground Floor 119.5 sq m (1,286 sq ft) First Floor 60.0 sq m (646 sq ft) Second Floor 30.5 sq m (328 sq ft) Total 210.0 sq m (2,260 sq ft)	–	–	–

(1) Website Address: www.fowh.org.uk

For the year ended 31st March 2017, The Heart of Kent Hospice reported no turnover, a pre-tax loss of £573,588 and a net worth of £3.54m and Friends of The Wisdom Hospice Ltd (The) reported no turnover, a pre-tax profit of £183,359 and a net worth of £2.1m. (Source: Experian 04.01.2018.)

Total £25,000 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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Sittingbourne 119 & 119a High Street Kent ME10 4AQ

- **Freehold Shop Investment and Vacant Shop**
- Comprising two ground floor shops with upper parts
- To be offered as two separate lots
- No.119 let to Wisdom & Heart Ltd with two guarantors
- Well located close to Boots, Starbucks and The Forum Shopping Centre
- Potential to convert upper floors to residential use (1)
- Rent Review June 2018
- Current Rent Reserved

Lot 31 – £25,000 pa
Lot 32 – To be offered vacant

SIX WEEK COMPLETION AVAILABLE

