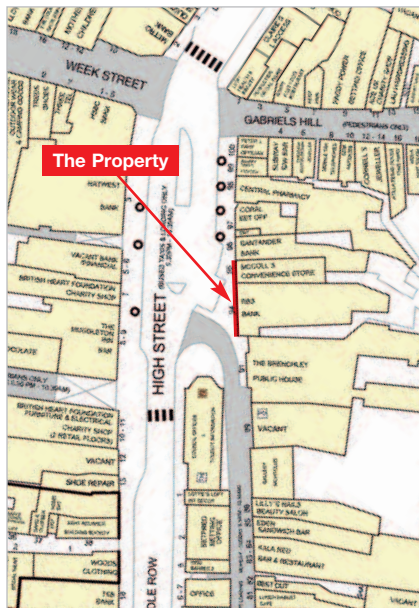


Maidstone

93-95 High Street
Kent
ME14 1SA

- **Attractive Grade II Listed Freehold Bank, Shop and Office Investment**
- Comprises a bank, a shop, offices (7,797 sq ft) and car parking
- Majority let to RBS Bank and McColl's on leases expiring in 2020 and 2026 (3)
- Town centre location
- Total Current Rents Reserved **£154,000 pa plus vacant offices and store**

On the Instructions of



Tenure
Freehold.

Location

Maidstone, the county town of Kent, serves a population of some 130,000 and is situated about 40 miles south-east 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 Motorway, as well as having regular rail services (Cannon Street 50 minutes).

The property is situated on the south side of High Street, close to the junction with the pedestrianised Week Street, in the heart of the town centre. Occupiers close by include Santander, Coral, NatWest, BHF, HSBC and Metro Bank, amongst many others.

Description

This attractive Grade II listed property is arranged on basement, ground and three upper floors to provide a large banking hall with basement storage, a shop with first floor staff/ancillary accommodation, and self-contained offices over the remainder of the upper floors, which are accessed from the front. In addition, there is car parking to the rear.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

The property is listed and EPCs are not required.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on 23rd November. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 169 Maidstone**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground and Basement	The Royal Bank of Scotland plc (1)	Ground Floor (4) Basement (4) 2 Car Parking Spaces	236.03 sq m 73.9 sq m (2,540 sq ft) (795 sq ft)	5 years from 24.06.2015 FR & I by way of service charge	£65,000 p.a. Reversion 2020
Part Ground, First Floor and Basement	Martin McColl Limited (2)	Gross Frontage Net Frontage Shop Depth Built Depth Basement – No access First Floor 2 Car Parking Spaces	6.15 m 5.50 m 16.25 m 22.35 m 41.50 sq m (447 sq ft)	10 years from 25.04.2016 Rent review in the 5th year FR & I by way of service charge Tenant's break option at the end of the 5th year	£36,500 p.a. Rent Review 2021
First Floor	The Royal Bank of Scotland plc (1)	First Floor Office (4)	295.12 sq m (3,177 sq ft)	5 years from 24.06.2015 FR & I by way of service charge	£32,500 p.a. Reversion 2020
Second Floor	A Lee (t/a Andrew Lee & Co)	Second Floor Office 1 Car Parking Space	235.15 sq m (2,531 sq ft)	10 years from 25.09.2012 (3) Rent review in the 5th year IR & I with service charge cap	£17,000 p.a. Rent Review 2017
Third Floor	Vacant	Third Floor Office	194.10 sq m (2,089 sq ft)	–	–
Rear Store	Vacant	Ground Floor Rear Store (4)	52.1 sq m (561 sq ft)	–	–
Car Parking	The Royal Bank of Scotland plc (1)	3 Car Parking Spaces		5 years from 24.06.2015 Rolling annual landlord and tenant breaks	£2,250 p.a. Reversion 2020
Car Parking	A Lee	1 Car Parking Space		12 month rolling licence from 19.07.2002	£750 p.a. Holding over

- (1) www.rbs.com
 (2) www.mccolls.co.uk For the year ended 29th November 2015, Martin McColl Limited reported a turnover of £489m, a pre-tax profit of £22m, shareholders' funds of £134.7m and a net worth of £91m. (Source: Experian 09.11.2016)
 (3) There is a tenant break option at the end of the 5th year of the term. If it is not actioned the Tenant will receive 3 months' rent free.
 (4) Not inspected by Allsop. Floor areas sourced from Valuation Office Agency.

Total £154,000 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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