

## West Malling

### 83-87 High Street

### Kent

### ME19 6NA

- **Attractive Freehold Shop Investment**
  - Comprising a shop and a self-contained maisonette
  - Entirely let to Boots UK Ltd
  - Lease expires 2022
  - No VAT applicable
  - Rent Review 2017
  - Current Rent Reserved
- £29,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

#### Location

West Malling is a historic market town located some 27 miles south-east of Central London and 5 miles north-west of Maidstone. The town is situated at the junction of the A20 and A228 which connects with the M20 Motorway approximately 1 mile to the north. The property, which is in a conservation area, is situated within the town centre on the High Street close to a doctors surgery and adjacent to a Tesco Metro.

Other occupiers close by include Martins, Nationwide, Coral, Costa Coffee, Ibbett Mosely and a wide range of local traders.

#### Description

This attractive property is arranged on basement, ground and two upper floors to provide a ground floor shop/pharmacy with staff accommodation to the rear and basement storage. The first and second floors comprise a self-contained maisonette which is accessed from the High Street. In addition there is a garden and parking for 2 cars at the rear.

The property provides the following accommodation and dimensions:

<b>Net Frontage</b>	<b>7.2 m</b>	<b>(23' 7")</b>
<b>Shop Depth</b>	<b>22.65 m</b>	<b>(74' 4")</b>
<b>Built Depth</b>	<b>25.5 m</b>	<b>(83' 8")</b>

**Basement (Part restricted height)** 55 sq m (592 sq ft)  
**Ground Floor** 131 sq m (1,410 sq ft)  
**First & Second Floor Maisonette** comprising 3 Rooms, Kitchen and Bathroom (Not inspected by Allsop)

#### Tenancy

The entire property is at present let to BOOTS UK LTD for a term of 10 years from 1st December 2012 at a current rent of £29,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The maisonette has been sub-let.

#### Tenant Information

For the year ended 31st March 2012, Boots UK Ltd reported a turnover of £6.354bn, a pre-tax profit of £240m, shareholders' funds of £982m and a net worth of £234m. (Source: riskdisk.com 09.01.15.)

#### 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.

