



### Tenure

Long Leasehold. To be held for a term of 999 years from completion at a fixed ground rent of £50 per annum.

### Location

Maidstone, the county town of Kent, serves a population of some 130,000 and is situated about 40 miles south-west 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 centrally on Pudding Lane, one of the main thoroughfares with local bus services. Occupiers close by include Martin & Co Estate Agents, ASK Italian Restaurant and TSB along with a variety of local retailers.

### Description

The property is arranged on basement and ground floor to provide six shop units with ancillary accommodation in the basement. The property forms part of a larger building the remainder of which is not included in the sale.

### VAT

VAT is 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 Ratings please see website.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
12	Style Kitchen	Basement Ground Floor 25.01 sq m 72.50 sq m (269 sq ft) (780 sq ft)	5 years from 10.12.2013	£12,000 p.a.	Reversion 2018
14	To be occupied by Berry Recruitment	Basement Ground Floor 21.60 sq m 68.40 sq m (233 sq ft) (736 sq ft)	5 years from 01.01.2016	£15,650 p.a.	Reversion 2021
16	Berry Recruitment	Basement Ground Floor 15.85 sq m 57.50 sq m (171 sq ft) (619 sq ft)	10 years from 25.12.2009	£13,900 p.a.	Reversion 2019
20	Extrastaff	Basement Ground Floor 23.68 sq m 44.41 sq m (255 sq ft) (478 sq ft)	10 years from 29.10.2009	£12,850 p.a.	Reversion 2019
24-26	Smart Cigs Ltd	Basement Ground Floor 25.65 sq m 108.34 sq m (276 sq ft) (1,166 sq ft)	4 years from 15.05.2015	£16,000 p.a.	Reversion 2019
28	R Manning & Others	Ground Floor 43.75 sq m (471 sq ft)	10 years from 10.04.2014 Rent review at the 5th year Tenant break clause 23.04.2019	£9,000 p.a.	Rent Review 2019

(1) Floor areas provided by joint auctioneer. Not measured by Allsop.

**Total £79,400 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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## Maidstone Star House Pudding Lane Kent ME14 1LT

- **Virtual Freehold Shopping Parade Investment**
- Situated in South East commuter town
- Town centre location
- Comprises six self-contained retail units
- Total Current Gross Rents Reserved  
**£79,400 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

