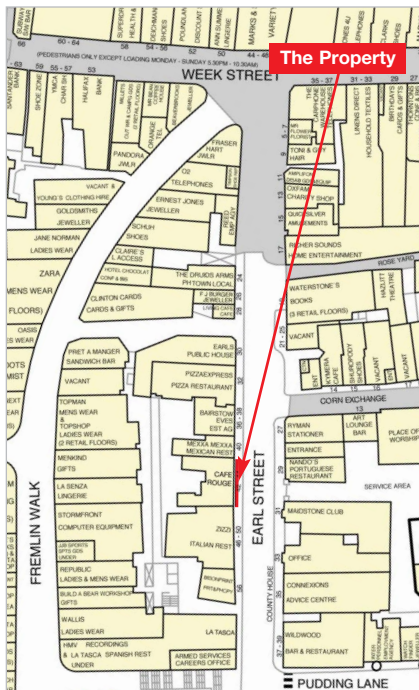


Maidstone
42/44 Earl Street
Kent
ME14 1TH

- **Grade II Listed Town Centre Freehold Restaurant Investment**
- Let on a new 20 year lease to Café Rouge Restaurants Limited (no breaks)
- Total GIA 500.9 sq m (5,391 sq ft)
- Well established restaurant location
- Close to Fremlin Walk Shopping Centre
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved

£65,000 pa (1)

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Sited in the county of Kent, Maidstone has a population of approximately 140,000 and is located about 40 miles south-east of Central London. The town benefits from excellent communications being 3 miles south of Junction 6 and 7 of the M20 which links to the M25, as well as having regular rail services to London Victoria. The property is well located in the town centre on the north side of Earl Street in an area popular with restaurant occupiers, with Fremlin Walk Shopping Centre immediately to the rear and a House of Fraser Department Store and the pedestrianised Week Street a short distance away. Occupiers close by include Zizzi (adjacent), Pizza Express, Wildwood Bar/Restaurant, Nando's, Mexxa Mexxa, La Tasca, Prezzo, Waterstones, Ryman, Richer Sounds, Fraser Hart, Marks & Spencer, Toni & Guy, Carphone Warehouse and many others.

Description
This Grade II Listed property is arranged on basement, ground and two upper floors to provide a large recently refurbished ground floor restaurant and bar (89 covers) with customer WCs on the first floor. The remainder of the first floor provides kitchen, office, staff and storage. There is further storage at basement and second floor level. Externally there is a courtyard to the rear (12 covers) and seating to the front (10 covers).

The property provides the following Gross Internal Areas:

Ground Floor	221.0 sq m	(2,379 sq ft)
First Floor	132.0 sq m	(1,421 sq ft)
Second Floor	110.5 sq m	(1,189 sq ft)
Basement	37.4 sq m	(402 sq ft)
Total	500.9 sq m	(5,391 sq ft)

Tenancy
The entire property is at present let to CAFÉ ROUGE RESTAURANTS LIMITED for a term of 20 years from 12th March 2012 at a rent of £65,000 per annum (1), exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.
(1) The current rent is £34,821.42 per annum until 11th March 2013 rising to £45,428.56 per annum until 11th March 2014 and £65,000 per annum thereafter. The Vendor will top up the rent to £65,000 per annum at completion.

Tenant Information
Café Rouge is the UK's Premier French café brand, with over 115 restaurants throughout the UK.
Website Address: www.caferouge.co.uk
For the year ended 29th May 2011, Café Rouge Restaurants Limited reported a turnover of £106.755m, a pre-tax profit of £7.413m, shareholders' funds of £61.9m and a net worth of £61.865m. (Source: riskdisk.com 24.05.2012.)

VAT
VAT is not applicable to this lot.

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

