

Ashford

1-11 New Rents Kent TN23 1LE

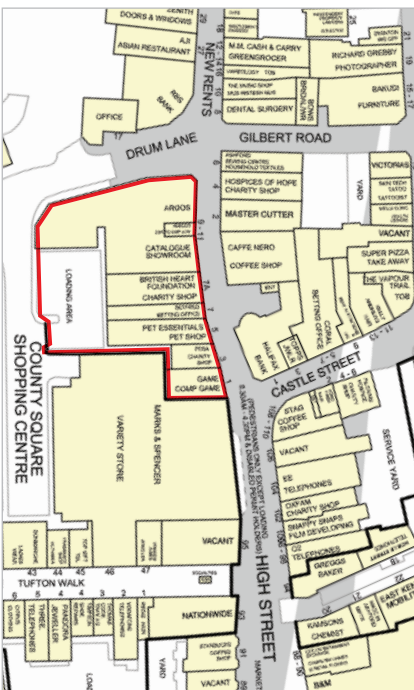
- **Freehold Parade of Shops**
- Comprising a parade of six shops and a suite of offices
- Tenants include Game, PDSA, Done Brothers (Betfred), BHF, Argos and Adecco
- Town centre pedestrianised position adjacent to Marks & Spencer in attractive market town
- Total Current Rents Reserved

£268,500 pa

**On the Instructions of LaSalle
Investment Management**



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The market town of Ashford, with a catchment population of approximately 110,000, is located in the county of Kent, approximately 18 miles north-west of Folkestone and 20 miles south-east of Maidstone. The town benefits from excellent communications being immediately south of the M20 Motorway (Junction 9). The town is served by the Ashford International Rail Station, with regular Eurostar services to Paris (90 minutes) and regular services to London Charing Cross (85 minutes).

The property is situated on New Rents, which forms a western continuation of High Street from its junction with Castle Street in the heart of the town centre, adjacent to the County Square Shopping Centre.

Occupiers close by include Marks & Spencer (adjacent), RBS, Caffè Nero, Halifax, Nationwide, EE, O2 and Starbucks, amongst others.

Description

The property is arranged on ground and one upper floor to provide six ground floor shops, five of which have first floor ancillary accommodation (the first floor above BHF forms part of the property let to Betfred), together with a self-contained suite of first floor offices. The property benefits from a loading area and service yard to the rear, together with on-site parking for 11 cars.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

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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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
1	Game Retail Ltd (1)	Gross Frontage 7.90 m (25' 11") Built Depth (Average) 14.65 m (48' 1") First Floor 82.00 sq m (883 sq ft)	5 years from 10.01.2015 (2) FR & I	£30,000 p.a.	Reversion 2020
3	PDSA (Registered Charity)	Gross Frontage 6.45 m (21' 2") Built Depth 12.40 m (40' 8") First Floor 67.00 sq m (721 sq ft)	10 years from 29.09.2014 Rent review and tenant option to break in the 5th year FR & I	£24,000 p.a.	Rent Review 2019
5	GL and A Wood (t/a Pet Essentials)	Gross Frontage 6.00 m (19' 8") Built Depth 25.40 m (83' 4") First Floor 50.50 sq m (544 sq ft)	10 years from 29.09.2014 Rent review and tenant option to break in the 5th year FR & I	£31,000 p.a.	Rent Review 2019
7	Done Brothers (Cash Betting) Ltd (t/a Betfred) (3)	Gross Frontage 5.85 m (19' 3") Built Depth 25.30 m (83' 0") First Floor 93.65 sq m (1,008 sq ft)	10 years from 30.10.2010 Rent review in the 5th year FR & I	£31,500 p.a.	Reversion 2020
7A	British Heart Foundation (Registered Charity)	Gross Frontage 6.00 m (19' 8") Built Depth 23.15 m (75' 11")	10 years from 06.09.2010 Rent review in the 5th year FR & I	£28,000 p.a.	Reversion 2020
9-11	Argos Ltd (4)	Gross Frontage (inc. Splay) 21.75 m (71' 4") Net Frontage 18.20 m (59' 8") Shop Depth 22.05 m (72' 4") Built Depth 38.35 m (125' 9") First Floor 160.50 sq m (1,728 sq ft)	25 years from 31.08.1994 Rent review every 5th year FR & I	£111,500 p.a.	Reversion 2019
First Floor	Adecco (UK) Ltd (5)	First Floor Offices 123.50 sq m (1,329 sq ft)	5 years from 27.09.2015 Tenant option to break 27.09.2018. FR & I	£12,500 p.a.	Reversion 2020

(1) For the year ended 31th July 2016, Game Retail Ltd reported a turnover of £583.89m, a pre-tax profit of £6.868m, shareholders' funds of £106.946m and a net worth of £72.104m. (Source: Experian 21.12.2017.)

(2) The lease contained a tenant's option to break on 31st January 2018, which the tenant has NOT operated in exchange for a 3 month rent free period, which the vendor will top up from completion to the expiry of the rent free period.

(3) For the year ended 25th September 2016, Done Brothers (Cash Betting) Limited reported a turnover of £320.065m, a pre-tax profit of £29.293m, shareholders' funds of £35.293m and a net worth of £23.115m. (Source: Experian 07.11.2017.)

(4) Sainsbury's acquired Home Retail Group plc (the ultimate holding company of Argos Ltd) on 2nd September 2016 in a £1.4bn acquisition.

(5) For the year ended 31st December 2016, Adecco (UK) Ltd reported a turnover of £599.691m, a pre-tax profit of £2.584m, shareholders' funds of £49.913m and a net worth of £49.894m. (Source: Experian 21.12.2017.)

Total £268,500 p.a.