



### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 1989 (thus having approximately 70 years unexpired) at a ground rent of £100 per annum.

### Location

The property is situated on the east side of High Street, to the south of its junction with Northgate. A good range of local shops and amenities is available along High Street. Rail services run from Rochester Station, providing direct access to central London. The A2 and M2 Motorway are within easy reach.

### Description

The property comprises a self-contained flat situated on the first floor of a mid terrace building arranged over ground, first and second floors.

### Accommodation

Reception Room, Bedroom, Kitchen, Bathroom

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 30th November 2013 at a current rent of £550 per calendar month (holding over).

## Rochester

### Flat B, 79 High Street, Kent ME1 1LX

- **A Leasehold Self-Contained First Floor Flat subject to an Assured Shorthold Tenancy (holding over)**
- **Current Gross Rent Reserved**  
**£6,600 per annum (equivalent)**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### To View

The property will be open for viewing every Wednesday before the Auction between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.