



SITUATION

Located in this busy pedestrianised town centre, adjacent to a **Harvey and Thompson** and close to such multiples as **Primark, Marks and Spencers, McDonalds, Coral, Debenhams, Natwest, Santander** and **Burton**. Gravesend lies some 26 miles south-east of Central London and enjoys excellent road links via the A2 to the M2 (Junction 1) and M25 (Junction 2) and Ebbsfleet International Railway is 2 1/2 miles away.

PROPERTY

A mid-terraced property comprising a **Ground Floor Take-Away with Basement Storage** and internal access to **Ancillary/Office Accommodation** on the first and second floors. In addition, the property intercommunicates to an additional modern **2 Storey Building with frontage to Queen Street** which is also used as a **Take-Away**.

VAT is NOT payable in respect of this Lot

FREEHOLD

£27,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**



ACCOMMODATION

King Street:

Ground Floor Shop

Gross Frontage	25'6"
Internal Width	22'9"
Shop Depth	49'4"
Built Depth	82'4"
Basement Storage Area	Approx 438 sq ft
First Floor Storage/Office Area	Approx 786 sq ft
Second Floor Storage Area	Approx 512 sq ft

Queen Street:

Ground Floor Shop

Gross Frontage	19'9"
Internal Width	16'11"
reducing to	8'5"
Shop Depth	40'0"
WC	
First Floor Storage Area	Approx 444 sq ft



TENANCY

The entire property is let on a full repairing and insuring lease to **Adnan Ali t/a Favorite Chicken & Ribs and Perfect Pizza** for a term of 16 years from 1st Feb 2006 at a current rent of **£27,000 per annum** exclusive.

Rent Reviews 2013 and 2017

VENDOR'S SOLICITORS
 Hamlins LLP - Tel: 020 7355 6000
 Ref: M Hurst Esq - Email: mhurst@hamlins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts