

**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

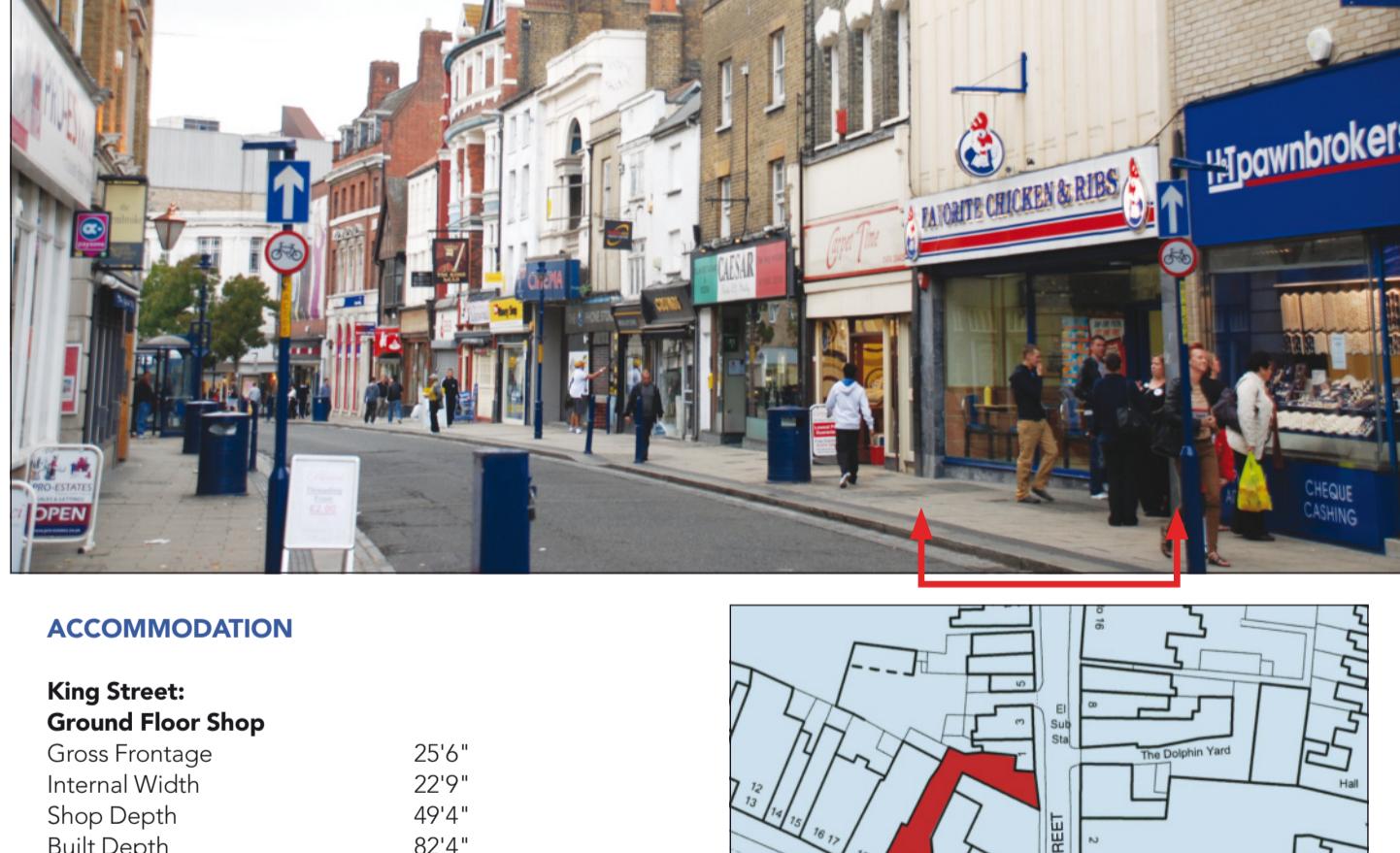
A mid-terraced property comprising a **Ground Floor Take-Away with Basement Storage** and internal access to **Ancillary/Office Accommodation** on the first and second floors. In addition, the property intercommunicates to an additional modern **2 Storey Building with frontage to Queen Street which is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

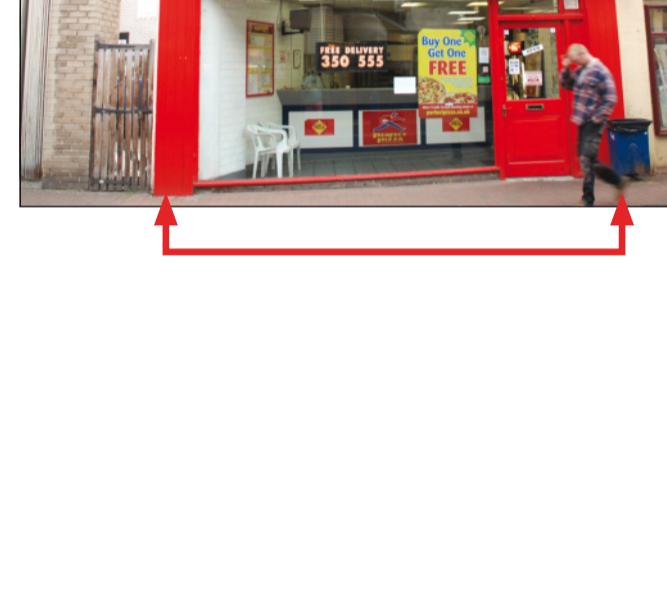
**ACCOMMODATION****King Street:**
Ground Floor Shop

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