



**SITUATION**

In one of the best locations in the main pedestrianised retail shopping area in the town centre, adjacent to **Clarks**, opposite **HSBC** and **H. Samuel** and amongst such other multiple retailers as **Debenhams**, **Superdrug**, **Costa Coffee**, **Waterstone's**, **Wilkinson** and **Thomas Cook** with the indoor Bouverie Place Shopping Centre within 100 yards. There is also a street market outside the property on Thursdays and Saturdays. Folkestone is a well known Town and Port benefitting from the Eurostar Link from the UK to France, being approximately 8 miles south-west of Dover, 69 miles south-east of London and conveniently located for the M20 (Junctions 12 and 13).

**PROPERTY**

A substantial building comprising a **Large Ground Floor Retail Store** with the entire rear section of the property which consists of **Sales/Consulting Rooms on the First Floor (benefitting from escalator access)** and **Ancillary Accommodation on the Second and Third Floors**. There is a Loft Loading Bay approached from Gloucester Place/ Oxford Terrace where there are 3 x 16 person/1,200 Kgs capacity lifts serving the ground and 3 upper floors. There are also 6 covered parking spaces to the rear. In addition, there is separate front access to **Self-Contained Offices** on the front section of the property planned on First, Second and Third Floors.



VAT is payable in respect of this Lot

FREEHOLD

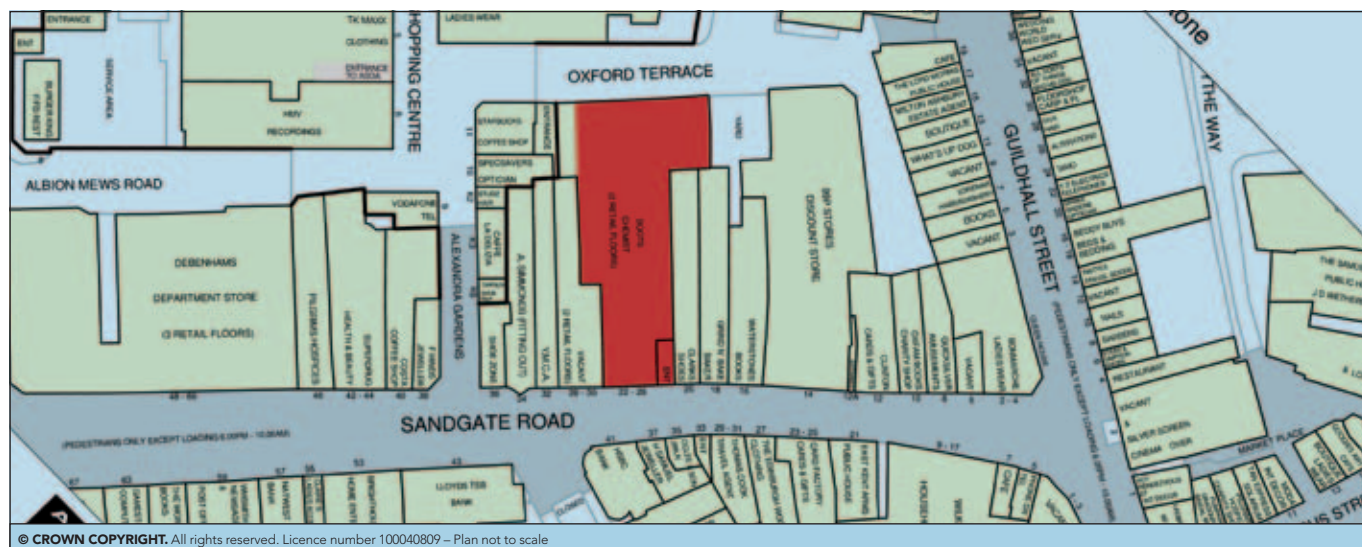
**£170,000 p.a. (See Note)**

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**





View Towards the Property



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## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Store and Rear First, Second & Third Floors	<b>Ground Floor Retail Store</b> Internal Width 36'7" widening to 64'9" Shop Depth 169'0" Built Depth 189'0" Area Approx 11,500 sq ft <b>First Floor Sales/Consulting Rooms</b> Area Approx 9,000 sq ft <b>Second Floor Ancillary</b> Area Approx 9,000 sq ft <b>Third Floor Ancillary</b> Area Approx 7,500 sq ft <b>Total Area Approx 37,000 sq ft</b>	<b>Boots UK Limited</b> (Having close to 2,500 branches) (T/O for Y/E 31/03/12 £6.35bn, Pre-Tax Profit £240m and Net Worth £234m)	10 years from 11th March 2013 (Renewal of a previous lease - In occupation for 25 years)	<b>£170,000</b> (See Note)	FRI <b>Rent Review 2018</b> Note: There is a rent free period until 11th May 2015, but the Vendor will make up the rent shortfall on completion.
Front First, Second & Third Floor Offices & 6 covered car spaces	<b>First Floor</b> Approx 2,087 sq ft <b>Second Floor</b> Approx 2,087 sq ft <b>Third Floor</b> Approx 2,087 sq ft <b>Total Area</b> Approx 6,261 sq ft	Daybrook Properties UK LLP	999 years from 29th September 2013	Peppercorn	FRI The lessee has applied for Permitted Development for Residential Use.
<b>TOTAL</b>				<b>£170,000</b>	

### VENDOR'S SOLICITORS

Ingram Winter Green LLP - Tel: 020 7845 7400  
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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 £500 (including VAT) upon exchange of contracts