



SITUATION

Located in a central position on the town's principal retailing thoroughfare opposite **Vision Express** and amongst such multiples as the **Money Shop, Betfred, H Samuel, Iceland, 99p Stores** and more, being close to the Roman Square Shopping precinct leading to a **Sainsbury's Supermarket**. Sittingbourne lies on the A2 some 45 miles south-east of London and 12 miles from Maidstone.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 14'11"
Internal Width 14'8"
Shop Depth 47'5"
Built Depth 59'1"

WC

First Floor Ancillary Accommodation

Area Approx 590 sq ft plus WC

VAT is NOT payable in respect of this Lot

FREEHOLD

£16,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



TENANCY

The entire property is let on a full repairing and insuring lease to **Goldrush Jewellery Limited (with 2 personal guarantees) (having 2 branches)** for a term of 5 years from 29th September 2010 at a current rent of **£16,000 per annum** exclusive.

Note 1: There is a 3 month rent deposit held.

Note 2: The lease is excluded from s.24-28 of the Landlord & Tenant Act 1954.

VENDOR'S SOLICITORS

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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