

6 WEEK COMPLETION



SITUATION

Located within this established industrial estate close to the intersection with the A2 and A256, only 2 miles from the town centre and amongst multiples such as **Travis Perkins, Tesco Extra, Vauxhall** and **Homebase**. Dover is a famous port being one of the major crossing routes to the Continent, and is approximately 70 miles south-east of London with easy access via the M2 and M20.

PROPERTY

A modern **Light Industrial Unit** planned over ground and first floors benefiting from a roller shutter door, allocated parking for 2 cars and a loading area.

ACCOMMODATION

Ground Floor

G.I.A Approx. 766 sq.ft
Incl WC

First Floor

G.I.A Approx. 379 sq.ft

Total G.I.A Approx. 1,145 sq.ft

VAT is payable in respect of this Lot – Refer to Special Conditions of Sale in respect of the TOGC provisions.

£8,750 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to Fine Interiors Ltd as shop fitters for a term of 5 years from 17th June 2009 at a current rent of **£8,750 per annum** exclusive.

Note: There is a 6 month rent deposit being held.



VENDOR'S SOLICITORS
Statham Gill Davies Solicitors, 54 Welbeck Street, London W1G 9XS
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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 £250 (including VAT) upon exchange of contracts