



SITUATION

Occupying a prominent trading position close to the junction with Ashford Road within the principal retailing area of the town and being amongst a variety of local restaurants, retailers and multiple traders including **Natwest, Lloyds Bank, Lloyds Pharmacy, Spar, Post Office** and **The British Red Cross**.

New Romney is an attractive town lying off the main A259, being approx. 18 miles north-west of Hastings and 13 miles south-west of Folkestone.

PROPERTY

A substantial detached building comprising **3 Ground Floor Shops (a Restaurant, Takeaway & an Estate Agent)** with separate front and rear access to **4 Self-Contained Flats** at first floor level plus a small area at second floor. In addition the property benefits from a rear car park for unloading and parking for 9 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

£41,500 per annum

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



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 46 (Ground Floor Restaurant – 60 Covers)	Gross Frontage 33'3" Internal Width 31'1" Restaurant Depth 40'8" Built Depth 59'6" 3 WC's	K. Gibbons (with 1 surety) (Aboyne House Fish Restaurant)	7 years from 27th February 2012	£18,000	FRI Rent Review 2016
No. 48 (Ground Floor Takeaway)	Gross Frontage 22'9" Internal Width 20'4" Takeaway Depth 15'0" Built Depth 34'1" WC	S. Gibbons (with 1 surety) (Fish & Chip Takeaway)	7 years from 27th February 2012	£13,000	FRI Rent Review 2016
No. 50 (Ground Floor Shop)	Gross Frontage 22'11" Internal Width 20'10" Shop Depth 15'8" Built Depth 29'9" WC	Hawkins & Co (with 1 surety) (Estate Agents)	9 years & 10 days from 18th September 2012	£10,000	FRI Rent Reviews 2017 & 2021
4 Flats (First Floor)	Not Inspected	Various	125 years from between 2011 and 2015	£500	FRI £125 per flat
TOTAL				£41,500	

VENDOR'S SOLICITORS

Druces LLP – Tel: 020 7638 9271
Ref: Ms Suzanne Middleton-Lindsley – Email: esml@druces.com

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