



**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

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

An attractive detached building comprising a **Large Ground Floor Shop** with rear single storey extension plus separate side access to **4 Self-Contained Flats** on the first and second floors.

There is a rear yard accessed from the town's main public car park allowing off-street parking for up to 3 cars.

**FREEHOLD**

**Note 1: There is potential to extend over the Ground Floor at the Rear to create additional residential accommodation, subject to planning.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 25'11" Internal Width 23'0" max Shop Depth 50'11" Built Depth 67'8" Sales/Dispensary Area 990 sq ft Storage/Kitchen Area 250 sq ft 2 WC's	<b>DBM Medical Ltd t/a New Romney Pharmacy (with 3 sureties &amp; 3 branches)</b>	20 years from 5th April 2013	<b>£23,000 (see Note 2)</b>	FRI <b>Rent Reviews 2017 &amp; 4 yearly.</b> <b>Note 2: The current rent is £22,000 rising to £23,000 on the 5th April 2016 and the Vendor will make up the shortfall on completion.</b>
First & Second Floors (4 Flats)	Not Inspected – Each believed to be 1 bed flats	Various	Each 125 years from between 2011 & 2013	<b>£500</b>	FRI <b>Each £125 p.a.</b>
<b>TOTAL</b>				<b>£23,500</b>	

**£23,500 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**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