



SITUATION

Occupying a prominent trading position at the intersection of Station Road and Canterbury Road amongst such multiples as **Lloyds Bank, Coral, Nationwide** as well as a variety of established local traders all serving the surrounding sought after residential area. Birchington is a popular Seaside destination and Commuter Town 3 miles west of Margate and 13 miles north-east of Canterbury, enjoying excellent road links with the A28, A299 and M2.

PROPERTY

A mid terrace building comprising a deep **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level (currently blocked off via a hatch). The property benefits from a front passageway access leading to the rear storage area. This could facilitate a new self-contained entrance to the upper part subject to planning.

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Ltd (having 1,350 branches) (T/O for Y/E 30/11/14 £462m, Pre-Tax Profit £27.9m and Shareholders' Funds £117m)** for a term of 15 years from 21st November 2006 at a current rent of **£10,000 per annum** exclusive.

Rent Review November 2016

£10,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'5"
Internal Width	15'7"
Shop Depth	61'9"
Built Depth	84'9"
Sales Area	Approx. 930 sq ft
Store Area	Approx. 735 sq ft
WC	

First Floor Ancillary

Not inspected – believed to be Approx. 500 sq ft

Total Area

Approx. 2,165 sq ft

VAT is payable in respect of this Lot (TOGC available)

FREEHOLD



VENDOR'S SOLICITORS

Jay Vadher & Co – Tel: 020 8519 3000
Ref: R. Vadher – Email: r.vadher@jayvadher.co.uk

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