



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 **Costa, Lloyds Bank, Co-op Funeral Care, Lloyds Pharmacy, Spar, Post Office** and **The British Red Cross**.

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

PROPERTY

Forming part of an end of terraced building comprising a substantial **Ground Floor Double Fronted Restaurant (60 covers)**.

In addition, the property benefits from a rear car park for unloading and parking.

ACCOMMODATION

Ground Floor Double Fronted Restaurant

Gross Frontage	33'3"
Internal Width	31'1"
Restaurant Depth	40'8"
Built Depth	59'6"
Total Area	Approx. 1,250 sq ft
3 WC's	



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **K. Gibbons (with 1 surety) trading as Aboyne House Fish Restaurant** for a term of 7 years from 27th February 2012 at a current rent of **£18,000 per annum** exclusive.

£18,000 per annum

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

* 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