



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 a mid-terraced building comprising a **Ground Floor Fish & Chip Take-Away.**

In addition the property benefits from a rear car park for unloading and parking for 2 vehicles.

VAT is NOT applicable to this Lot

TENURE

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

£13,000 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

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	22'9"
Internal Width	20'4"
Take-Away Depth	15'0"
Built Depth	34'1"
WC	

TENANCY

The property is let on a full repairing and insuring lease to **S. Gibbons (with 1 surety) trading as Fish & Peri** for a term of 10 years from 23rd January 2015 at a current rent of **£13,000 per annum** exclusive.

Rent Reviews 2018, 2021 & 2024.

Note: The Landlord has agreed the surrender of the existing lease and a simultaneous grant of a new lease to another Fish and Chip operator called Eljays Ltd (with guarantor) for a term of 10 years at £13,000 p.a. with reviews on 23rd January 2018, 2021 & 2024.

VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts