



SITUATION

Occupying an excellent trading position in the main pedestrianised centre of the town, directly opposite the **Orchards Shopping Centre**, adjacent to **WH Smith**, opposite **Peacocks** and **Greggs** and close to branches of **Shoe Zone**, **Primark**, **Boots**, **Santander**, **NatWest**, **HSBC**, **Holland & Barrett** and many others.

Dartford is a popular Kent town some 16 miles south-east of central London with excellent road access being approx. 1½ miles from the M25 Motorway (Junction 1b).

VAT is NOT applicable to this Lot

PROPERTY

Forming part of a parade comprising:

- No. 23: A deep **Ground Floor Shop** with an **External Store** building.
- No. 23a: A **Ground Floor Shop** with internal access to **Beauty Salon Treatment Areas on the entire first floor running above 23 & 23a**.

Both shops benefit from use of a large rear yard (26'7" x 54') accessed via Market Street.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 23 (Ground Floor Shop & External Store)	Gross Frontage 25'0" Internal Width 22'8" widening at rear to 30'3" Shop Depth 51'7" Built Depth 80'0" 2 WC's GIA Approx. 2,025 sq ft External Store Building 205 sq ft	Ryman Limited (Having over 200 branches) (T/O for Y/E 26/3/2016 £127.661m Pre-Tax Profit £8.052m and Shareholders' Funds £48.809m)	5 years from 28th October 2016 (Renewal of a previous lease)	£33,500	FRI Tenant's Break October 2019 (on 9 months prior notice)
No. 23a (Ground Floor Shop & First Floor Salon)	Ground Floor Shop Gross Frontage 14'0" Internal Width 12'10" Shop Depth 49'0" Built Depth 80'0" Sales NIA Approx. 555 sq ft Salon/Treatment Rooms NIA Approx. 1,600 sq ft 2WC's	M. Guler & T. Davenport (Hairdressers & Beauty Salon)	10 years from 11th January 2017	£21,000 (see Note) (rising to £23,000 in 2019 and £25,000 in 2021)	FRI Rent Review 2022 Note: There is currently a 9 month rent free period which expires on 10th October 2017 after which the rent rises to £21,000 and the Vendor will make up the rent shortfall on completion.
TOTAL				£54,500	

£54,500 p.a (see Note)

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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



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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