

**SITUATION**

Located in the eastern end of the High Street and amongst such multiples as **Johnsons Dry Cleaners**, **Paddy Power** and **Sue Ryder** as well as a variety of local retailers, restaurants, cafés and pubs. Rochester Rail Station is within close proximity. Rochester is famous for its Cathedral and Castle as well as its connections to Charles Dickens and the Huguenots, lying some 28 miles east of central London and 8 miles north of Maidstone, with easy access to the M2 (Junction 2).

**PROPERTY**

A Grade II Listed mid terrace building comprising a **Ground Floor Shop** with internal access to **Office/Store** on the first and second floors. In addition, the property benefits from a small rear garden.

**ACCOMMODATION**

**Ground Floor Shop**

- Gross Frontage 12'6"
- Internal Width 11'0"
- Shop Depth 33'4"
- Built Depth 54'7"
- 2 WCs

**First Floor**

Offices Approx. 268 sq ft

**Second Floor**

Storage Approx. 320 sq ft

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **your-move.co.uk Limited as Estate Agents (having over 270 branches) (T/O for Y/E 31/12/16 £89m, Pre-Tax Profit £346,000 and Shareholders' Funds £27.5m)** for a term of 5 years from 15th May 2017 (**Renewal of a previous lease – in occupation for over 10 years**) at a current rent of **£12,600 per annum** exclusive.

**Tenant's Break 2020**

**Note: The Purchaser will receive a personal signed cricket bat by the Vendor, former England Cricket Captain Alec Stewart, following completion of the sale.**

**£12,600 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**VENDOR'S SOLICITORS**  
Goodman Derrick LLP – Tel: 020 7404 0606  
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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