

**6 WEEK COMPLETION  
IN SAME OWNERSHIP FOR OVER 25 YEARS**



Artist's impression of Shop Pasca

**SITUATION**

Located in the heart of the town centre on the A224 running parallel to the High Street, opposite a **Post Office** and amongst a variety of retailers and restaurants including **Prezzo, Coral, Zizzi, Côte Brasserie, HSBC, Waitrose, Savills** and **Marks & Spencer**, all serving the surrounding affluent residential area. Sevenoaks lies approx. 12 miles south of Dartford, 10 miles north of Royal Tunbridge Wells and 20 miles south east of central London and benefits from excellent road links via the Sevenoaks Bypass which connects with the M25 (Junction 5) and M26.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Triple Shop & Basement	<b>Ground Floor Triple Shop</b> Gross Frontage 50'7" Internal Width 44'7" widening to 48'2" Shop Depth 44'7" Area Approx. 1,835 sq ft WC <b>Basement Office/Storage</b> Area Approx. 495 sq ft Total Area. Approx. 2,330 sq.ft	<b>A &amp; J Kitchen Designs Ltd t/a Schmidt Kitchens (see Note 1)</b>	10 years from 30th November 2017	<b>£47,500 (See Note 2)</b>	FRI <b>Rent Review &amp; Tenant's Break November 2022</b> <b>£14,250 Rent Deposit held.</b> <b>Note 1: The tenants are currently fitting out and are due to commence trading on 23rd March 2018.</b>  <b>Note 2: The tenants have a 6 month rent free period expiring 30th May 2018 and then 3 months half rent at £23,750 until 29th August 2018. The Vendor will make up any rent shortfall on completion.</b>
First & Second Floor Offices	Not Inspected	<b>The Brienz Group (Horsham) Ltd</b>	999 years from 30th January 2018	Peppercorn	FRI Permitted development has been obtained for change of use to residential.

**TOTAL £47,500**

**PROPERTY**

An attractive locally listed mid terraced building comprising a fully refurbished **Ground Floor Triple Shop with Basement Office/Storage** plus separate front access to **Self-Contained Offices** on the first and second floors. The property was formerly known as the Old Town Jail and the existing jail cells still remain in the Basement.

**VAT is applicable to this Lot**

**FREEHOLD**

**£47,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOSHUA PLATT**

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

**VENDOR'S SOLICITORS**

Russell Cooke LLP – Tel: 020 7405 6566  
Ref: T. Ferguson – Email: thomas.ferguson@russell-cooke.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 £750 (including VAT) upon exchange of contracts

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