



SITUATION

Occupying a prominent trading position in the town centre, opposite **Sainsbury's**, **Co-Operative Food** and **Cancer Research UK** and amongst such multiples as **Costa Coffee**, **McColls**, **Co-Operative Funeral Care** and just a short walk from Birchington-on-Sea Station. Birchington is a popular Seaside destination and Commuter Town 3 miles west of Margate and 13 miles north-east of Canterbury, enjoying excellent road links with the A28, A299 and M2.

PROPERTY

A mid terraced building comprising a **Ground Floor Betting Shop** with separate rear access to a **Self-Contained Flat** at first floor level. There is rear service access which backs on to a public car park.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 103 (Betting Shop)	Gross Frontage 20'3" Internal Width 18'0" Shop Depth 54'2" Built Depth 79'11" Area Approx 1,200 sq ft incl. 3 WC's	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)	15 years from 8th May 2007	£20,000	FRI
No 103a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 725 sq ft	VACANT			Note: A similar size flat at No. 81a Station Road sold for £155,000 in July 2018.

**Total: £20,000 plus
Vacant Flat**

£20,000 p.a. plus Vacant Flat

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Axiom Stone

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