



SITUATION

Located close to the junction with Central Avenue in the heart of the town's pedestrianised retail thoroughfare, adjacent to **Boots Opticians** and amongst other such multiples as **Starbucks, Vodafone, WHSmith, Holland & Barrett, Betfred** and others. In addition, the property is situated directly opposite the entrance to the Forum Shopping Centre.

Sittingbourne lies on the A2 some 45 miles south-east of London and 12 miles from Maidstone.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Store** on the first floor. In addition, the property includes a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'3"
Internal Width	23'3"
narrowing at rear to	20'11"
Shop Depth	56'5"
Built Depth	67'7"
Area	Approx. 1,190 sq ft
2 WCs	

First Floor Area

Ancillary Store	Approx. 555 sq ft
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Total Area

Approx. 1,745 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 2,000 branches)** (T/O for Y/E 02/01/21 £811.3m, Pre-Tax Loss £13.7m and Shareholders' Funds £321.6m) for a term of 5 years from 26th August 2021 (**renewal of a previous lease – in occupation since 2010**) at a current rent of **£26,000 per annum** exclusive.

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

Joint Auctioneers

Estate Management London
Tel: 020 7930 9333 Ref: Sven Weinast
Email: s.weinast@eml.uk.com

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Jeremy Blain
Email: jeremy@rslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

