

Lot 10

4 Mote Park Shopping Centre,
Egremont Road, Bearsted, Maidstone,
Kent ME15 8LH

***Guide: £90,000**

Retail Investment – Gross Yield 11%
6 week completion



SITUATION

Located within this established parade which includes **The Co-operative Food** and serving the surrounding residential population and being approx. 1 mile from the village of Bearsted, 2 miles east of Maidstone town centre and benefitting from good road access via the M20 (Junction 7).

PROPERTY

A single storey **Ground Floor Shop** with rear vehicular access to a service yard for unloading.

In addition, there is a communal shoppers' car park and front forecourt parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'3"
Internal Width	19'3"
Shop Depth	46'9"
Built Depth	57'0"
Area	Approx. 942 sq ft
WC	

VAT is NOT applicable to this Lot



TENURE

Leasehold for a term of 2000 years from 29th September 1987 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **C. Ottley as a hairdressers** for a term of 15 years from 1st April 2012 at a current rent of **£9,900 per annum** exclusive.

£9,900

per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

WBR Law

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

