

# Lot 24, 19 Gabriel's Hill, Maidstone,

**Kent ME15 6HR**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Let to Cancer Research UK on lease expiring October 2026
- Approximately 1,967 sq ft
- Close to The Mall Shopping Centre
- Nearby occupiers include Sainsburys, Iceland Supermarket, Boots the Chemist, Superdrug, H. Samuel, Starbucks and a JD Wetherspoon

#### Lot

24

#### Auction

27th March 2024

#### Rent

£31,350 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

17 miles north-east of Tunbridge Wells, 37 miles south-east of Central London

#### Roads

A20, A229, A249, M20 (Junction 7)

#### Rail

Maidstone East Railway Station

#### Air

London Gatwick Airport

### Situation

The property is prominently situated in the heart of the town centre, on the east side of Gabriel's Walk, which leads directly to The Mall Shopping Centre. Nearby occupiers include Sainsburys, Iceland Supermarket, Boots the Chemist, Superdrug, H. Samuel, Starbucks and a JD Wetherspoon.

### Tenure

Freehold.

### EPC

Band E

### Description

The property comprises a shop arranged on the ground, first and second floors.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground	Retail	80.50	(866)	CANCER RESEARCH UK (2)	10 years from 17/10/2016 on a full repairing and insuring lease	£31,350
First	Ancillary	56.40	(607)			
Second	Ancillary	45.90	(494)			
<b>Total</b>		<b>182.80</b>	<b>(1,967)</b>			<b>£31,350</b>

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) For the year ending 31/03/2023, Cancer Research UK reported a turnover of £718,800,000, a pre-tax profit of £51,200,000 and a net worth of £378,100,000 ([www.northrow.com](http://www.northrow.com))

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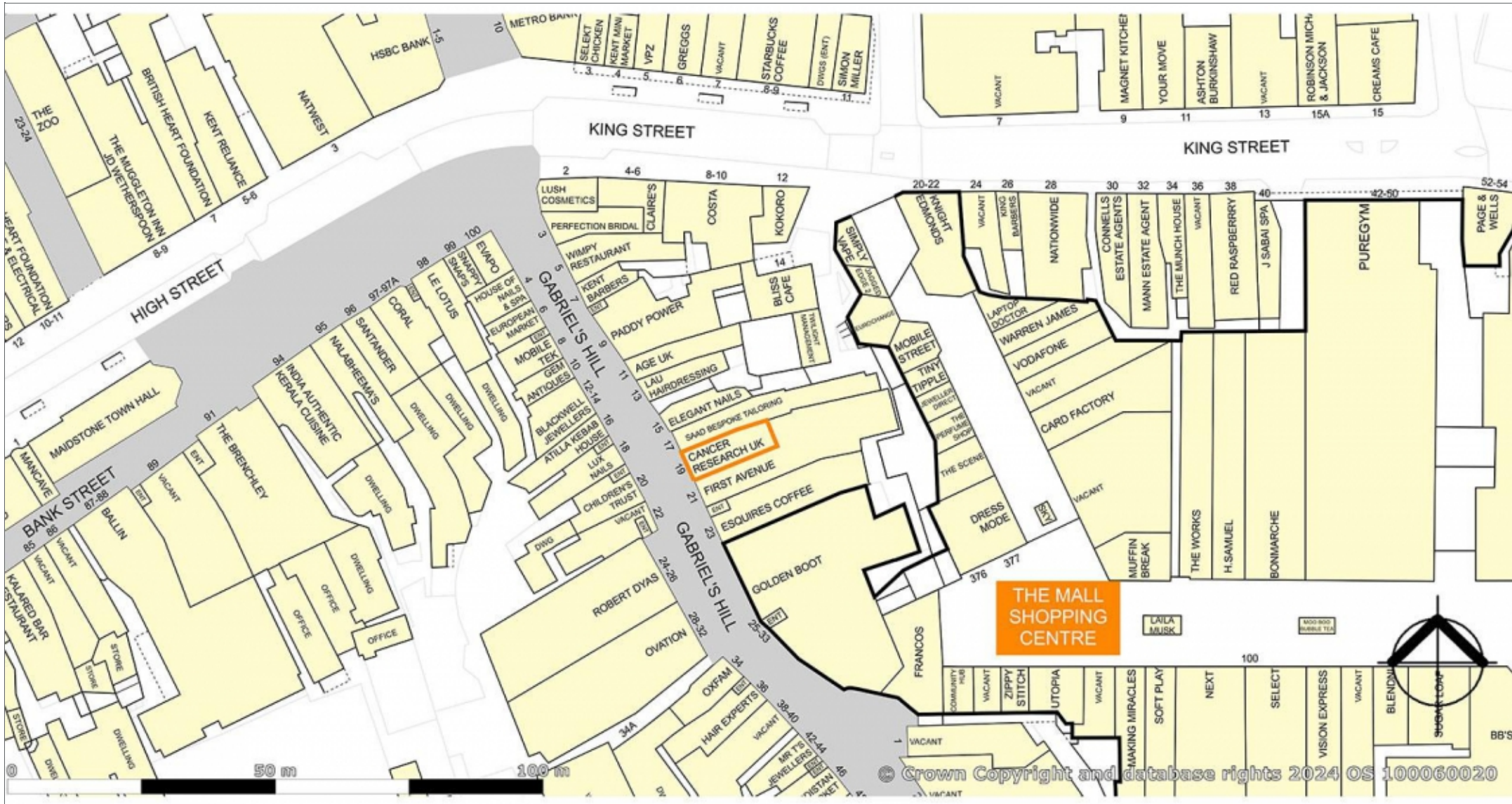
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## Contacts

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September 2020