

Lot 15, 90-102 & 104-108 High Street, Sheerness,

Kent ME12 1UB

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Property Information

Unbroken Freehold Retail Parade Investment

- Unbroken parade comprising four shops, including a supermarket
- Tenants include Iceland, Peacocks, Hays Travel and Lloyds TSB (not in occupation)
- Imminent asset management opportunities
- Prime town centre location
- Approx. commercial floor area of 1,579 sq m (16,999 sq ft)
- Nearby occupiers including Superdrug, Boots, Co-op supermarket & Greggs

Lot

15

Auction

12th February 2026

Rent

£137,300 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles	16 miles north-east of Gillingham, 26 miles north-west of Canterbury, 50 miles south-east of Central London
Roads	A249, M2, M20
Rail	Sheerness-on-Sea Railway Station
Air	London Gatwick Airport

Situation

The property is prominently situated on High Street, in the heart of Sheerness town centre. High Street forms the town's principal retail pitch and benefits from strong pedestrian footfall. Nearby occupiers include Superdrug, Boots, Co-op supermarket and Greggs, together with a range of national and local retailers. Rose Street Car Park is located close by and provides parking for over 150 cars, serving the immediate shopping area.

Tenure

Freehold.

Description

The property comprises a substantial unbroken retail parade arranged over the ground and first floors, providing a total of four retail units, including a supermarket and an unoccupied bank.

VAT

Units 2, 3 & 4 90-102 High Street (Peacocks, Iceland & Hays Travel) are elected for VAT but 104-108 High Street (Lloyds TSB) is not elected for VAT-please see Special Conditions of Sale

Note

Please note the buyer will pay 1% excluding VAT of the purchase price toward the vendors costs in addition to the cost of the searches. Please see special conditions of sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Unit 2 90-102 High Street	Ground First	Retail Ancillary	373.7 225.4	(4,022) (2,426)	PEACOCKS STORES PROPERTIES LIMITED (t/a Peacocks) (2)	5 years from 01/04/2021	£33,000
Unit 3 90-102 High Street	Ground First	Retail Ancillary	369.18 183.66	(3,974) (1,977)	ICELAND FOODS LIMITED (t/a Iceland)	15 years from 31/03/2014	£55,000
Unit 4 90-102 High Street	Ground First	Retail Ancillary	95.5 73.1	(1,027) (786)	HAYS TRAVEL LIMITED (t/a Hays Travel)	10 years from 03/11/2020	£17,500
104-108 High Street	Ground First	Retail Ancillary	202 57	(2,174) (613)	LLOYD'S TSB BANK PLC (3)	15 years from 15/02/2012	£31,800
Total			1,579.54	(16,999)			£137,300

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Peacocks have confirmed their intention to renew their lease on expiry of the existing lease at terms to be agreed.

(3) Please note that the tenant does not currently occupy the property.

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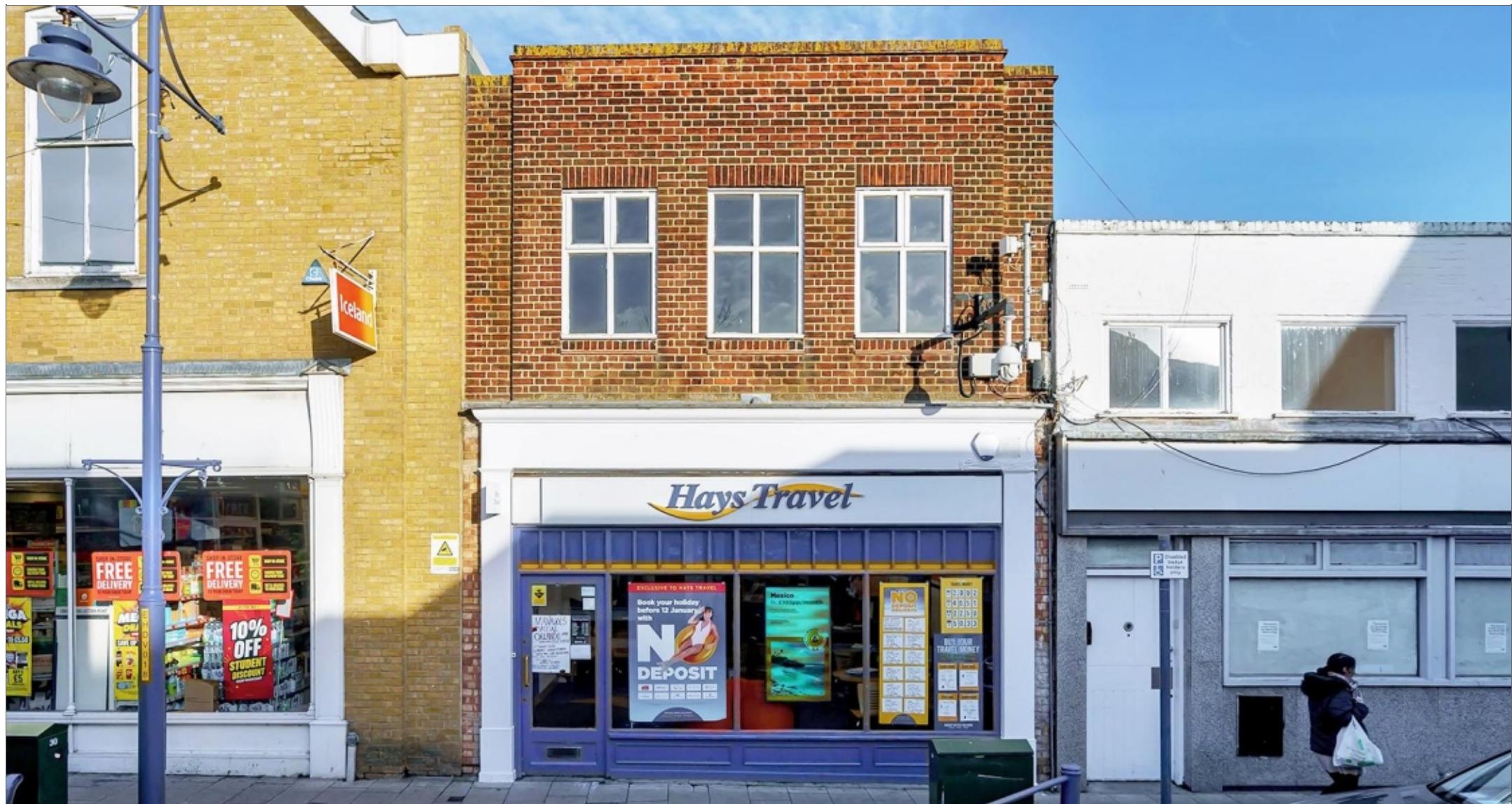
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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Structadene Group
9 White Lion Street
London
N1 9PD

James Thomson
0207 843 9196
james.t@pearl-coutts.co.uk

Hannah Smith
020 7843 9183
hannah.s@pearl-coutts.co.uk

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