

Lot 23, Ann Summers, 50/50A Week Street, Maidstone, Kent ME14 1RR

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Prime Freehold Retail Investment

- Let to Ann Summers Ltd
- Tenant been in occupation since 2003
- Directly opposite of the popular Fremlin Walk Shopping Centre with 45 Retailers including Barclays, Superdry, Pandora and Fatface
- Prime Position on Maidstone's Principal Retail Thoroughfare
- Asset Management Potential
- Residential Conversion Potential of Upper Floors with Potential for Additional Floor (subject to consents)
- Neighbouring occupiers include Primark, TG Jones, Superdrug, Clarks and JD Sports

Lot

23

Auction

26th March 2026

Rent

£59,428 per Annum Exclusive
(3)

Sector

Retail, High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

32 miles southeast of Central London, 20 miles northwest of Ashford, 28 miles west of Canterbury, 15 miles south of Gravesend

Roads

M20 (Junctions 6 & 7), A229, A20

Rail

Maidstone East Railway Station (direct services to London Victoria), Maidstone West Railway Station

Air

London Gatwick Airport, London Southend, London City Airport

Situation

The property prominently situated in a Prime Retail position on the east side of pedestrianised Week Street, Maidstone's principal retail thoroughfare, opposite the main entrance to the popular 45 unit Fremlin Walk Shopping Centre. Nearby occupiers include Primark, TG Jones, Superdrug, Clarks and JD Sports.

Tenure

Freehold.

EPC

Band B

Description

The property comprises Retail and Ancillary Accommodation with a ground floor and ancillary accommodation on the first floor level. The Tenant does not currently use the first floor and there is no internal access between the ground and first floors.

The property may benefit from medium term residential conversion of the first floor with the potential add on additional floors, subject to consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x	Rent Review (Reversion)
Ground First	Retail Not in use	179.00 (1) 45.00	(1,927) (484)	ANN SUMMERS LTD (CRN: 01034349) (2)	5 years from 04/11/2021	£59,428	04/03/2023 (27/11/2026)
Total Approximate Floor Area		224.00	(2,411)			£59,428 (3)	

(1) The Ground floor area stated above are those published by the Valuation Office Agency (www.voa.gov.uk). The First floor area has been estimated.

(2) Ann Summers Limited (CRN:01034349) were incorporated in December 1971 and operate through a network of 70 stores across the UK alongside an established online platform (Source: <https://www.annsummers.com/about-us.html>). For the year ending 28/06/2025, Ann Summers Limited (CRN: 01034349) reported a Turnover of £93,411,339, Gross Profits of £58,502,922 and Total Assets less Current Liabilities of £11,180,259 (Source: Annual Report as Published on Companies House: 17/02/2026).

(3) The Rent Reserved under the terms of the lease is a Base Rent of £48,969.54 pax plus a Turnover Rent of 12% of Net Sales per calendar month, for the financial year 2022-2023, the Total Rent received was £63,459.11 pax, for 2023-2024, the Total Rent received was £57,716.24 pax and for 2024-2025 the Total Rent received was £57,109.74 pax. The Rent stated in the bullet point and table above is the average Annual Rent received from April 2022 to March 2025.

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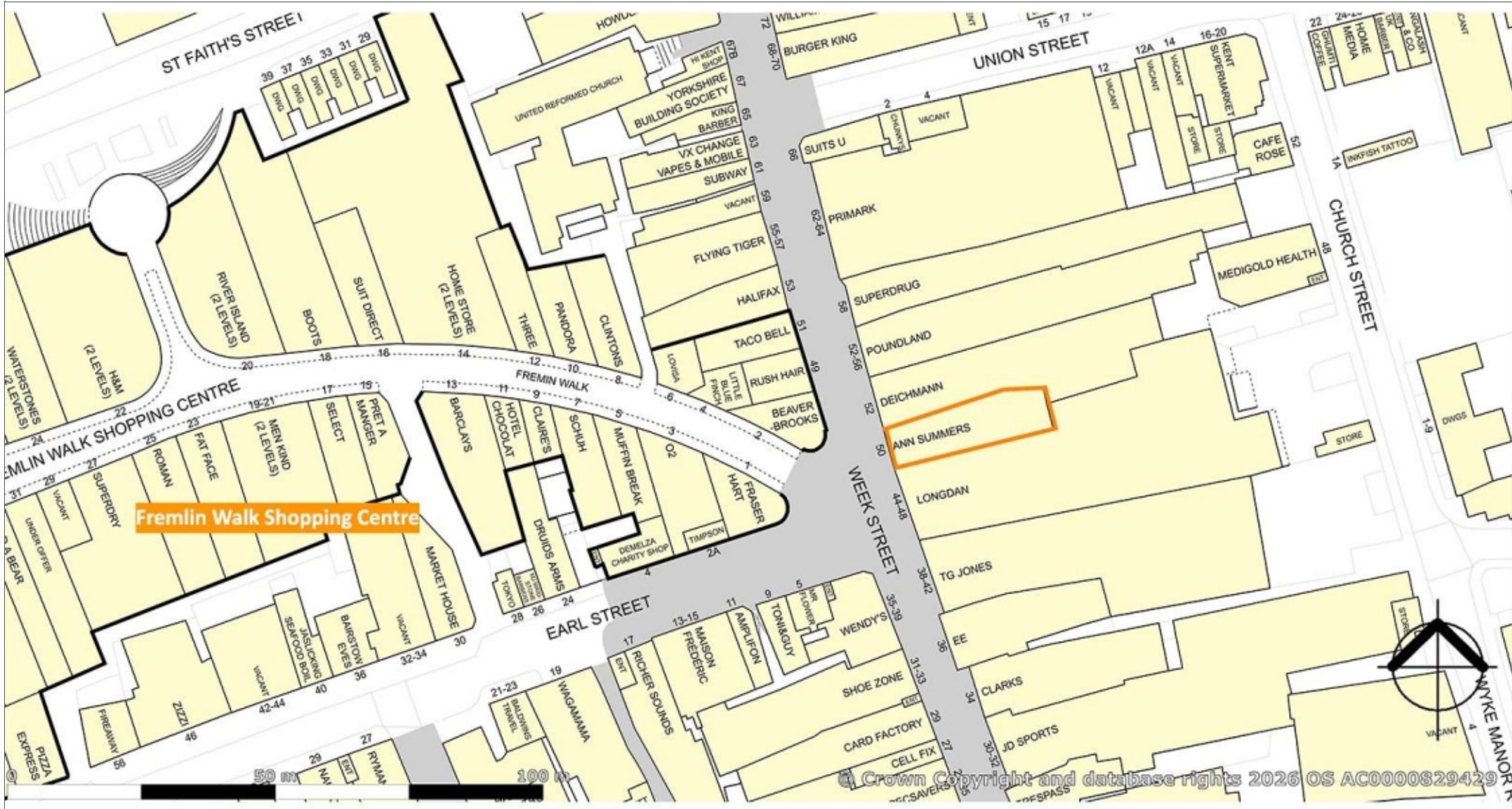
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2024