

## lot 38

Rent  
**£114,000**  
per annum  
exclusive  
(Subject to  
Note 4)

### 1-13 Union Street & 68-72 Week Street Maidstone, Kent ME14 1RJ

#### Substantial Freehold Retail Investment

- Let to William Hill Organization Ltd & Soft Furnishings Ltd
- Prominent retail position in pedestrianised town centre location

- Situated opposite the Fremlin Walk Shopping Centre
- Nearby occupiers include Primark, Marks & Spencer, W H Smith, Savers and Halifax
- 6 Week Completion Period Available

On instructions from





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### Location

**Miles:** 9.3 miles south of Gillingham  
37 miles south-east of London  
**Roads:** A229, A249, M20 (Junction 6)  
**Rail:** Maidstone East Railway Station  
**Air:** London City Airport, London Gatwick

### Situation

The property is situated in a prominent corner position on the western side of Week Street, Maidstone's prime pedestrianised retail thoroughfare, at its junction with Union Street. The property benefits from its proximity to the Fremlin Walk Shopping Centre, and to nearby occupiers including Primark, Marks & Spencer, W H Smith, Savers and Halifax.

### Description

The property comprises substantial retail accommodation, which has been subdivided to create 2 self-contained retail units with additional office and storage areas. The property benefits from a service yard to the rear accessed via Union Street.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
70 Week Street – Ground	Retail	42.36 sq m (456 sq ft)	<b>WILLIAM HILL ORGANIZATION LIMITED (1)</b>	15 years from 13/02/2008	£60,000 (2)	13/02/2018
68-70 Week Street – Basement	Retail/Ancillary	338.91 sq m (3,648 sq ft)	<b>SOFT FURNISHINGS LIMITED</b>	2 years from 19/04/2011 (3)	£54,000 (4)	
Ground	Retail	241.83 sq m (2,603 sq ft)				
First	Retail	321.63 sq m (3,462 sq ft)				
Second	Retail/Office/Ancillary	354.60 sq m (3,817 sq ft)				
<b>Totals</b>		<b>1,299.33 sq m (13,986 sq ft)</b>			<b>£114,000</b>	

(1) William Hill is the UK's leading bookmaker. They have been listed on the London Stock Exchange (WMH.L) since 2002 and employ over 16,900 people. (Source: www.williamhillplc.com)  
(2) The tenant is currently paying a rent of £56,000 p.a. until 12th August 2013. The rent is subject to a fixed increase to £60,000 from 13th August 2013. The seller has agreed to adjust the completion monies so that the property will effectively produce £60,000 per annum exclusive from completion of the sale. (3) There is a mutual rolling option to determine, on providing no less than 1 month's written notice. The tenant is not permitted to action their break option in the first 3 months of the lease. (4) The tenant is currently paying a rent of £42,000 p.a. (inclusive of insurance and service charge) until 1st October 2011 when the rent will be increased to £54,000 p.a. until 31st December 2011. From the 1st January 2012 until 30th September 2012, the tenant will pay the concessionary rent of £42,000 p.a. which will then increase on 1st October 2012 to £54,000 p.a. until 31st December 2012. From the 1st January 2013 until the expiry of the term, the tenant will pay £42,000 p.a. The seller has agreed to adjust the completion monies so that the property will effectively produce £54,000 per annum exclusive from completion of the sale.

### For further details please contact:

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