

lot 19

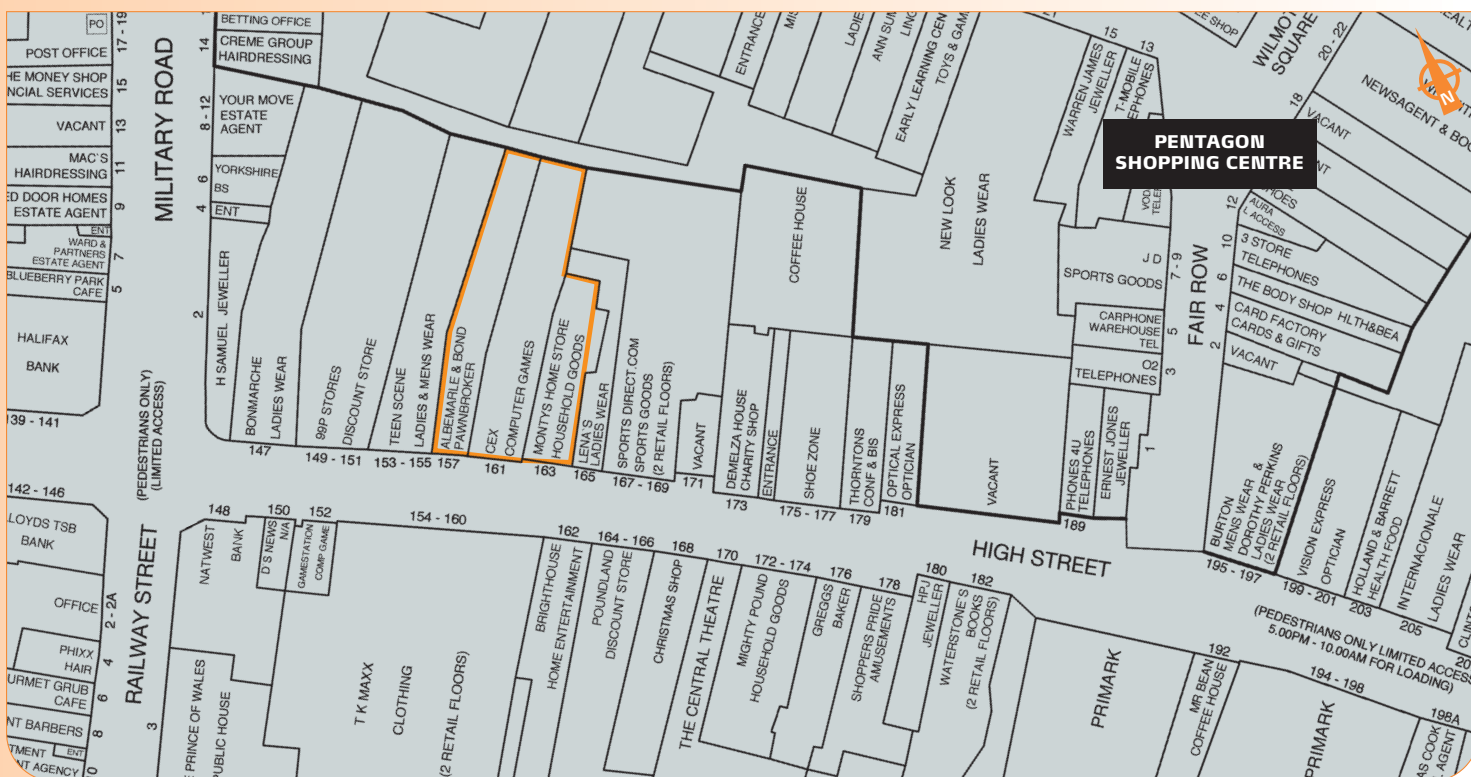
157/163 High Street Chatham, Kent ME4 4BA

Rent
£156,000
per annum
exclusive

Freehold Retail Investment

- Strong pedestrianised town centre location
- Rent reviews in 2014
- Located close to The Pentagon Shopping Centre, Debenhams, TK Maxx, Shoe Zone and Greggs
- Six Week Completion Period Available





Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007316 from Experian Goad, Hatfield, Herts. For identification purposes only – please see documentation.

Location

Miles: 10 miles north of Maidstone
29 miles north-east of Royal Tunbridge Wells
36 miles south-east of Central London
Roads: A2, M2 (Junctions 2 and 3)
Rail: Chatham Railway Station (London St Pancras International)
Air: Gatwick Airport

Situation

The property is situated on the north side of High Street, Chatham's prime pedestrianised retail thoroughfare, and benefits from its proximity to The Pentagon Shopping Centre, Debenhams, TK Maxx, Shoe Zone and Greggs.

Description

The property comprises two substantial retail buildings comprising 3 retail units with retail accommodation on the ground floor, two of which have ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
157	Ground	Retail	76.55 sq m	(824 sq ft)	ALBEMARLE & BOND JEWELLER AND PAWNBROKERS LTD (1)	10 years from 06/08/2009	£31,000	2014
159/161	Ground	Gross Frontage	7.95 m	(26' 1")	CEX (FRANCHISING) LTD (guaranteed by CEX Ltd) (2) (3)	10 years from 01/05/2009	£75,000	2014
		Net Frontage	6.65 m	(21' 10")				
		Shop Depth	41.00 m	(134' 6")				
		Built Depth	44.80 m	(146' 11")				
		Retail	239.5 sq m	(2,578 sq ft)				
		Ancillary	234.4 sq m	(2,523 sq ft)				
	First	Ancillary	Not Measured	Not Measured				
	Second (extends over 157)	Ancillary	Not Measured	Not Measured				
163	Ground	Gross Frontage	7.15 m	(23' 6")	FM DOT RETAIL LTD (t/a Monty's)	19 ^{8/12} years from 07/09/2001 until 2021 (4)	£50,000	2011 and 2016
		Net Frontage	6.30 m	(20' 8")				
		Shop Depth	27.25 m	(89' 5")				
		Built Depth	28.90 m	(94' 9")				
		Retail	152.2 sq m	(1,638 sq ft)				
		Ancillary	148.2 sq m	(1,595 sq ft)				
	First	Ancillary	323.6 sq m	(3,483 sq ft)				
	Second (extends over 159/161)	Ancillary	323.6 sq m	(3,483 sq ft)				
Totals			1,174.45 sq m	(12,641 sq ft)	£156,000			

(1) For the year ending 30th June 2010, Albemarle & Bond Jewellers & Pawnbrokers Limited reported a turnover of £52,863,000, pre-tax profits of £15,009,000 and a total net worth of £15,292,000. (Source: www.riskdisk.com 10/11/2011)

(2) For the year ending 20th June 2010, CEX (Franchising) Limited reported a total net worth of £897,341. (Source: www.riskdisk.com 10/11/2011)

(3) For the year ending 30th June 2010, CEX Limited reported a turnover of £63,253,811, pre-tax profits of £137,748 and a total net worth of £436,684. (Source: www.riskdisk.com 10/11/2011)

(4) As to Unit 163, the tenant has the option to determine the lease in 2016.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855
Email: john.mehtab@acuitus.co.uk

Martin Szamfeber
Tel: +44 (0)20 7034 4858
Email: martin.szamfeber@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Mason Owen
Gladstone House, 11 Union Court,
Liverpool L2 4UQ.
Tel: +44 (0)151 242 3043.
Email: andrew.scott@masonowen.com
Ref: Andrew Scott.



Solicitors:

Hill Dickinson
1 St Paul's Square, Liverpool L2 9SJ.
Tel: +44 (0)151 600 8743.
Email: deborah.halsall@hilldickinson.com
Ref: Deborah Halsall.