

lot 41

Rent
£50,000
p.a.x. with
outstanding
Rent Review
proposing a
new rent at
£104,000 p.a.x.

21-27 Hythe Street Dartford, Kent DA1 1AB

Freehold Geared Ground Rent Investment

- Entirely let to The Post Office until 2063
- Important 2012 Rent Review outstanding
- Neighbouring occupiers include Lloyds TSB, Nationwide and The Co-Operative Bank
- Geared Rent Reviews
- Eight Week Completion Available



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Location

Miles: 10 miles east of Greenwich
16 miles east of Central London
Roads: A2, A226, A2000, M2, M20, M25 (Junction 1A)
Rail: Dartford (London Charing Cross and Cannon Street approx 44 mins)
Air: London City Airport

Situation

Dartford is located at Junction 1 of the M25 Motorway just south of the iconic Queen Elizabeth Bridge and Dartford Tunnel. The property is situated in the town centre on Hythe Street, between The Orchard Centre and The Priory Centre and opposite Copperfields Shopping Centre. Nearby occupiers include Nationwide and The Co-operative Bank.

Description

The property comprises a rectangular site forming part of a larger site upon which the tenants have constructed a substantial post office building on ground floor and two upper floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Eight Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	215.80 sq m	(2,323 sq ft)	HM POST MASTER GENERAL (1)	99 years from 26/12/1963 until 25/12/2062 on a fully repairing and insuring lease	£50,000	25/12/2012 (2) & 14 yearly
First	Offices	152.72 sq m	(1,644 sq ft)				
Second	Offices/Ancillary	195.46 sq m	(2,104 sq ft)				
Totals		563.98 sq m	(6,071 sq ft)			£50,000	

- (1) HM Post Master General is now vested by statute in the Post Office Limited where the Royal Mail Holdings plc is the ultimate holding company and all shares and controlling interests are owned by The Crown.
(2) The lease provides for the rent to be reviewed to 86.42% of the rack rental value of the building. (3) As to the 2012 Rent Review, the seller has served a Rent Review Notice proposing a new rent of £104,000 per annum exclusive.

For further details please contact:

John Mehtab

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

Mark Symonds

Tel: +44 (0)20 7034 4858.
Email: mark.symonds@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Harold Benjamin

Hill House, 67-71 Lowlands Road, Harrow,
Middlesex HA1 3EQ.
Tel: +44 (0)20 8872 3028.
Email: varsha.sood@haroldbenjamin.com
Ref: Varsha Sood.