

lot 24

Sue Ryder, 118 Tankerton Road, Tankerton Whitstable, Kent CT5 2AJ

Rent
£10,000
per annum
exclusive

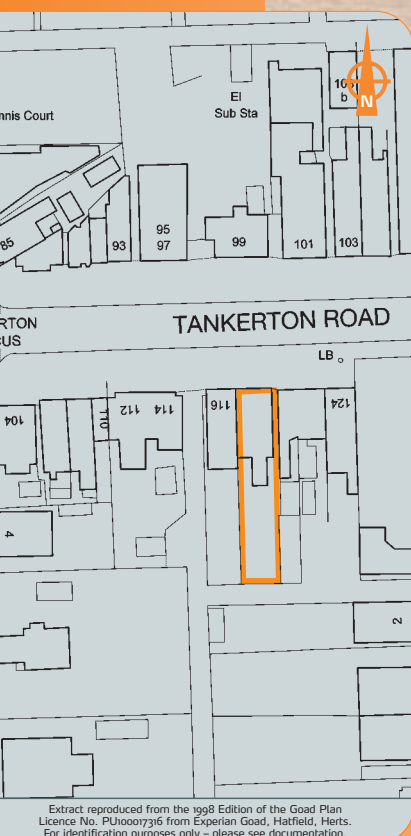
Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Popular coastal suburb of Whitstable
- Nearby occupiers include Premier Stores, NatWest, Lloyds TSB, HSBC and Dominos Pizza
- Six Week Completion Period Available



On behalf
of

Sue Ryder



Location

Miles: 1 mile east of Whitstable
4.5 miles west of Herne Bay
7.6 miles north of Canterbury
Roads: A2, A299, M2
Rail: Whitstable Rail Station
Air: Gatwick Airport, London City Airport, Southend Airport

Situation

Tankerton is a popular coastal suburb of the resort town of Whitstable situated on the Kent coast. The property is situated on the south side of the Tankerton Road, a busy retail street. Nearby occupiers include Premier Stores, NatWest, Lloyds TSB, HSBC and Dominos Pizza.

Description

The property comprises a ground floor retail unit.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	88.53 sq m (953 sq ft)	SUE RYDER (1)	10 years from Completion until 2022 on a full repairing and insuring lease.	£10,000	2017
Totals		88.53 sq m (953 sq ft)			£10,000	

(1) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 8,000 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide. (Source: www.sueryder.org). For the year ending 31st March 2011, Sue Ryder reported a working capital of £12,560,000, pre-tax profit of £2,153,000 and a total net worth of £45,059,000 (Source: www.riskdisk.com 24/08/2012)

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