

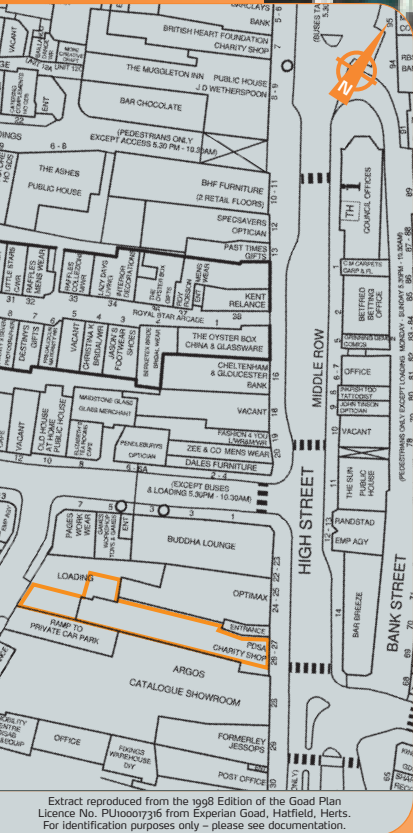
lot 18

27 High Street  
Maidstone, Kent ME14 1JF

Rent  
£40,000  
per annum  
exclusive

Long Leasehold Retail Investment

- Let to PDSA until 2024 (subject to option)
- Busy town centre location
- Suitable SIPP Purchase
- Nearby occupiers include Argos, Specsavers Opticians, Barclays Bank, The Post Office and the Chicago Rock Café
- Six Week Completion Period Available



Location

Miles: 9.3 miles south of Gillingham  
17 miles north-east of Royal Tunbridge Wells  
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 the heart of the town centre on the north side of the High Street adjacent to Argos. Neighbouring occupiers include Specsavers Opticians, Barclays Bank, The Post Office and the Chicago Rock Café.

Description

The property comprises retail and ancillary accommodation on the ground floor and forms part of a larger building. The property benefits from rear access from Medway Street.

Tenure

Long Leasehold. Held for a term until 2135 at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	289.19 sq m (3,113 sq ft)	PDSA (1)	15 years from 25/12/2009 until 2024 on a full repairing and insuring lease (2)	£40,000	25/12/2014 25/12/2019 (25/12/2024)
Totals		289.19 sq m (3,113 sq ft)			£40,000	

- (1) PDSA is a major registered charity that has been established for 96 years. The PDSA operate 179 retail shops in the UK, 377 Pet Aid practices and 43 Pet Aid hospitals. For the year 2011 PDSA reported income of £93,463,000, total current assets of £10,058,000 and total charity funds of £98,988,000. (Source: PDSA Annual Report and Accounts 2011, www.pdsa.org.uk)
- (2) There is a tenant only option to determine on the 10th anniversary of the term subject to providing 6 month's prior written notice.

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