

Units 1, 2 & 3, Bell Shopping Centre, High Street Sittingbourne, Kent ME10 4DW

lot 69

Public House and Leisure Investment

- Prominent High Street location
- Majority income secured by J D Wetherspoon until June 2038 (subject to option)
- Nearby occupiers include Swale Borough Council, New Century Cinema, Mecca Bingo and Iceland

Rent
£61,000
per annum
exclusive



Location

Miles: 11 miles north-east of Maidstone
15 miles south-west of Canterbury
51 miles south-east of London

Roads: A249, A2, M2 (Junction 5)

Rail: Sittingbourne

Air: London City Airport

Situation

The property forms part of Bell Shopping Centre and is situated on the southern side of the High Street in Sittingbourne town centre. Nearby occupiers Swale Borough Council, New Century Cinema, Mecca Bingo and Iceland.

Description

The property comprises a ground floor public house with self-contained accommodation on the first and second floors, currently used as a snooker club.

Tenure

Virtual Freehold. Held from Bessfame Limited for a term of 999 years from 15/06/1999 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Ground	Public House	556.30 sq m (5,988 sq ft)	J D WETHERSPOON (1) (t/a The Summer Public House)	40 years from 29/06/1998 until 28/06/2038	£61,000	29/06/2018 and five yearly
2/3	First/ Second	Leisure	Not Measured	INDIVIDUALS (t/a Sittingbourne Snooker Club)	99 years from 04/08/2000	Peppercorn	(03/08/2099)

Total Approximate Ground Floor Area

556.30 sq m (5,988 sq ft)

£61,000

(1) For the year ending 27 July 2014, J D Wetherspoon reported a turnover of £1,409,333,000, pre-tax profits of £78,365,000 and a total net worth of £200,330,000. (Source: Experian 24/09/2015)

(2) The lease provides an option to determine on 29th June 2018.

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