

## 262 High Street Chatham, Kent, ME4 4AN

lot 76

### Freehold Leisure Investment

- Let to GT Promotions Limited t/a City Slots until 2034 (no breaks)
- Prime Pedestrianised High Street Location
- Nearby occupiers include Debenhams, Iceland, Barclays Bank, Subway and Superdrug

Rent  
£60,000  
per annum  
exclusive



### Location

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

### Situation

The property occupies a prominent corner location on the pedestrianised High Street, at its junction with Rhode Street. Rhode Street provides access from the High Street to both the Rhode Street Car Park and James Street Car Park which service the town centre. Nearby occupiers include Debenhams, Iceland, Barclays, Subway and Superdrug.

### Description

The property comprises a ground floor retail unit with basement ancillary accommodation and three self-contained residential flats arranged over first and second floors. The residential flats are accessed via an entrance on Rhode Street.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	154.97 sq m (1,668 sq ft)	<b>GT PROMOTIONS LIMITED</b> t/a City Slots	20 years from 01/01/2015 until 31/12/2034 on a full repairing and insuring lease	£60,000	01/01/2020 and five yearly
Basement	Ancillary	62.52 sq m (673 sq ft)				
First	Residential	2 x One Bedroom Flats				
Second	Residential	1 x Two Bedroom Flat				
<b>Total Commercial Area:</b>		<b>217.49 sq m (2,341 sq ft)</b>			<b>£60,000</b>	

### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acutus.co.uk  
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863.  
Email: georgina.roberts@acutus.co.uk  
[www.acutus.co.uk](http://www.acutus.co.uk)

### Buyer's Legal Report Service

**Dentons UKMEA LLP**   
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

### Seller's Solicitors:

**Maclay Murray & Spens LLP**  
1, George Square, Glasgow, G2 1AL.  
Tel: +44 (0)330 222 1738.  
Email: simon.etchells@mms.co.uk  
Ref: Simon Eetchells.

