

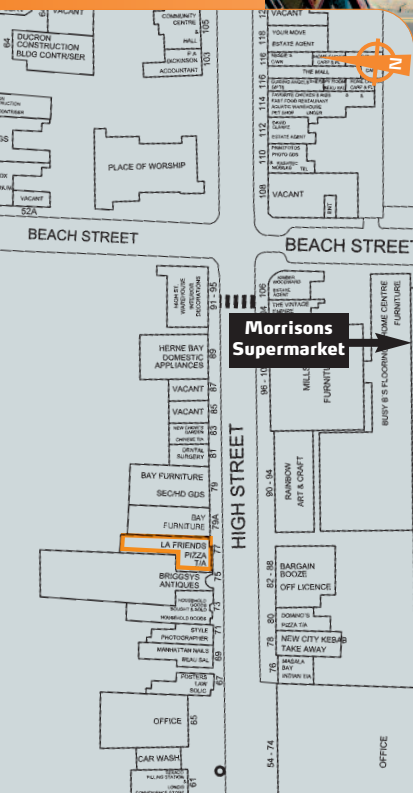
lot 4

77 High Street
Herne Bay, Kent CT6 5LQ

Rent
£18,160 per
annum
exclusive

Freehold Retail and Residential
Investment

- Shop let until 2026 (no breaks)
- Self-contained flat above let on AST
- Popular Kent coastal town
- Nearby occupiers include Morrisons Supermarket, Stagecoach and Texaco



Location

Miles: 8 miles north of Canterbury
15 miles west of Ramsgate
32 miles north-east of Maidstone
Roads: A299, A2, A28, M2, (Junction 7)
Rail: Herne Bay Railway Station
Air: London Gatwick Airport

Situation

Herne Bay is a popular coastal town in Kent, some 8 miles north of Canterbury. The property is situated on the north side of High Street, a busy thoroughfare in the town centre. Nearby occupiers include Morrisons Supermarket, Stagecoach and Texaco.

Description

The property comprises a ground floor retail/restaurant unit with basement ancillary accommodation and a self-contained residential flat on the upper floors accessed from the High Street.

Tenure

Freehold.

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	41.80 sq m (450 sq ft)	INDIVIDUAL (t/a LA Friends Pizzeria)	15 years from 23/02/2011	£10,000	23/02/2021 (22/02/2026)
Basement	Ancillary	44.60 sq m (480 sq ft)				
First/Second	Residential	3 Bedroom Maisonette	INDIVIDUAL	Assured Shorthold Tenancy from 28/02/2013 until 27/08/2016	£8,160	Holding Over
Total Commercial Area		86.40 sq m (930 sq ft)			£18,160	

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863
Email: georgina.roberts@acuitus.co.uk
www.acuitus.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.acuitus.co.uk for further details

Seller's Solicitors:

Eversheds LLP
1 Callaghan Square, Cardiff CF10 5BT
Tel: +44 (0)29 2047 7240
Email: amyjones@eversheds.com
Ref: Amy Jones