

lot 19

Rent
£96,675 per
annum
exclusive

Sayers Square Arcade Tenterden, Kent TN30 6BW

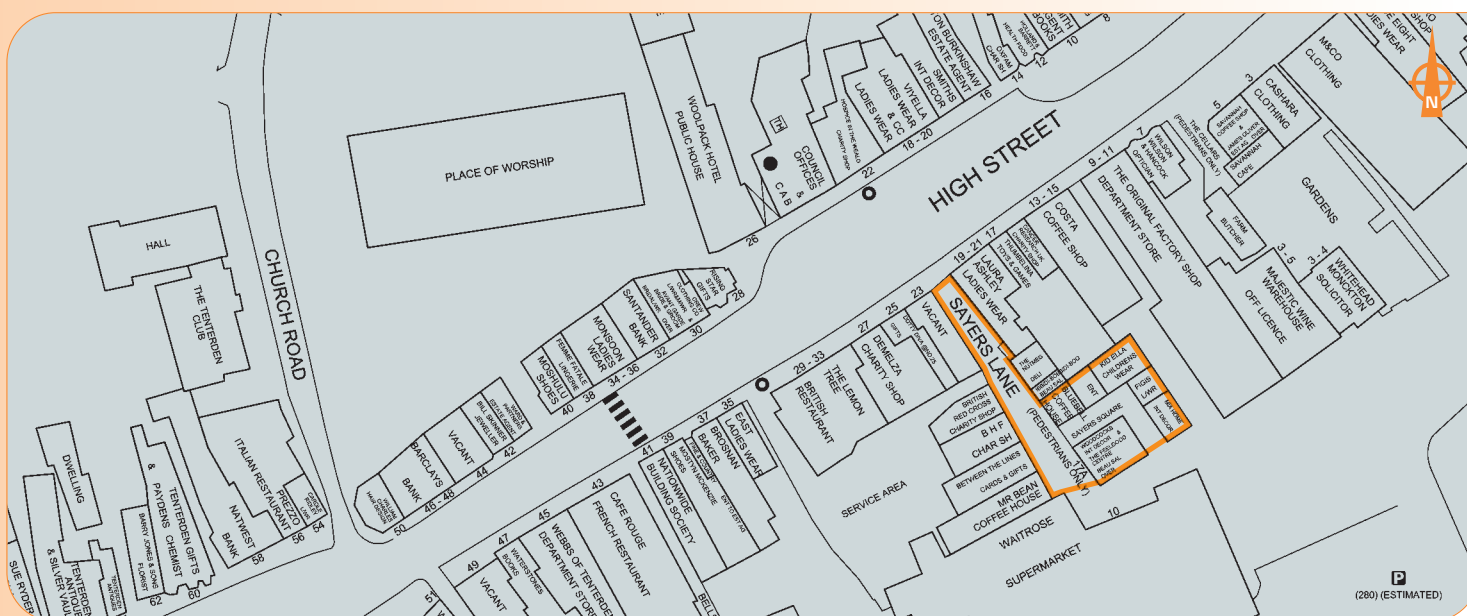
Freehold Retail Arcade Investment

- Located in Affluent Market Town
- Five Retail Units with Four Office Suites Above
- Adjacent to Waitrose Supermarket
- Asset Management Opportunities



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Location

Miles: 12 miles south-west of Ashford
22 miles east of Tunbridge Wells
Roads: A28, B2080, A229
Rail: Ashford International Rail (38 mins to London St Pancras)
Air: London City Airport

Situation

Tenterden is an attractive market town located on the A28 between Ashford and Hastings. The property is situated in the town centre on the eastern side of Sayers Lane, adjacent to Waitrose Supermarket. Other nearby occupiers include Laura Ashley, British Red Cross and Costa Coffee.

Description

Sayers Square is a partly covered shopping arcade comprising five retail units and four office suites above.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
7	Ground	Retail	56.76 sq m (611 sq ft)	BLUE BELL COFFEE COMPANY LIMITED t/a Bluebell Coffee House	10 years from 28/10/2015 (1)	£23,000	28/10/2020 (27/10/2025)
9	Ground	Retail	61.69 sq m (664 sq ft)	KJL & CO SERVICES LIMITED t/a Kid Ella	6 years from 23/09/2015 (2)	£13,000	23/09/2018 (22/09/2021)
11	Ground	Retail	28.24 sq m (304 sq ft)	INDIVIDUALS t/a Figs	2 years from 26/03/2015	£9,000	(25/03/2017)
13	Ground	Retail	46.92 sq m (505 sq ft)	INDIVIDUAL t/a Mia Home	15 years from 25/07/2002	£11,750	(24/07/2017)
15-17	Ground	Retail	85.56 sq m (921 sq ft)	INDIVIDUAL t/a Woodcocks Home & Gifts	15 years from 10/05/2005	£31,800	10/05/2018 (09/05/2020)
19	First	Office	79.34 sq m (854 sq ft)	VACANT POSSESSION			
21	First	Office	67.26 sq m (724 sq ft)	VITANIUM SYSTEMS LIMITED	6 years from 09/04/2014 (3)	£8,125	(08/04/2020)
23	First	Office	34.84 sq m (375 sq ft)	VACANT POSSESSION		-	-
25	First	Office	121.89 sq m (1,312 sq ft)	VACANT POSSESSION		-	-
Totals			582.50 sq m (6,270 sq ft)			£96,675	

(1) For the purpose of clarification the current rent is £20,000 per annum rising by £1,000 per annum annually to £23,000 per annum. The Seller has agreed to adjust the completion monies so that the unit effectively produces £23,000 per annum from completion of the sale.

(2) The lease provides a tenant option to determine on 23/09/2018.

(3) The lease provides a tenant option to determine on 09/04/2017.

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