

lot 95

## 74-80 & 82-84 High Street Deal, Kent CT14 6EQ

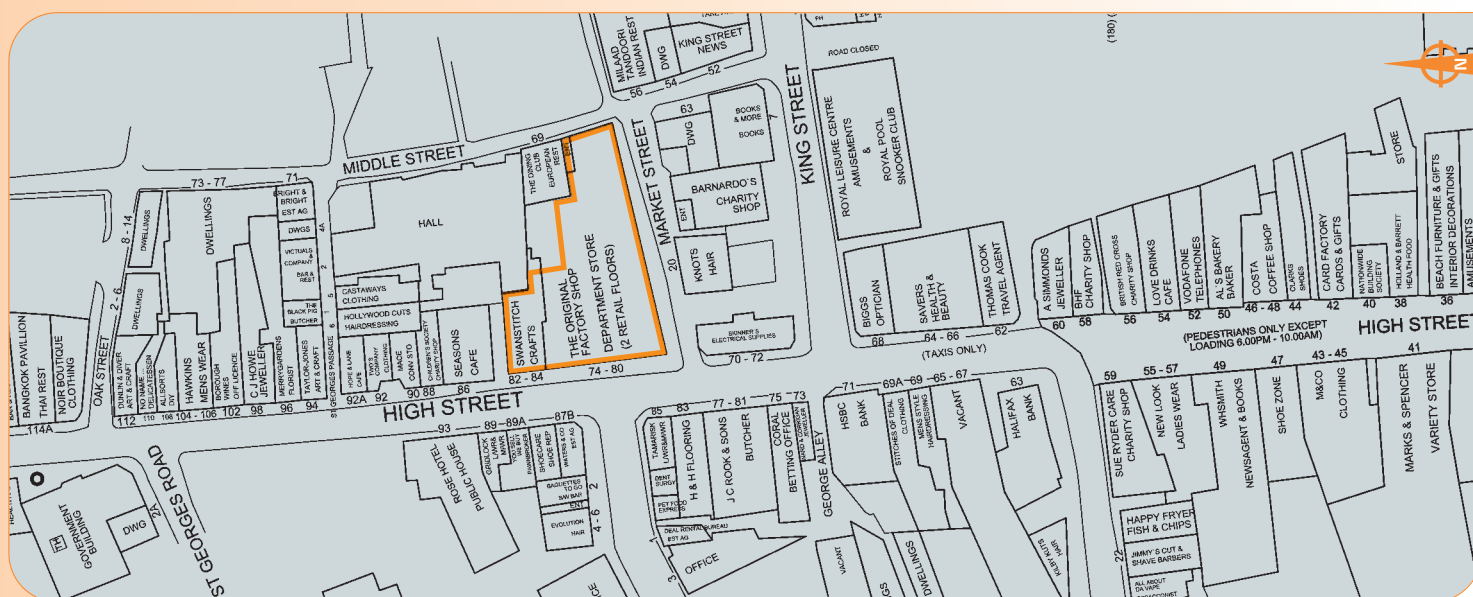
Rent  
£113,800 per  
annum  
exclusive

### Freehold Retail Investment

- Let to The Factory Shop Limited
- Prominent Town Centre corner position
- Residential Redevelopment Potential (subject to consents)
- RPI Linked Rent Review
- Nearby occupiers include HSBC and Halifax Banks, New Look and WH Smith







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Market Street

#### Location

Miles: 70 miles south-east of London  
19 miles south-east of Canterbury  
29 miles east of Ashford  
Roads: A2, A20, A256  
Rail: Deal Railway Station  
Air: London Gatwick Airport

#### Situation

Deal is a popular town in Kent benefiting from Southeastern's high speed railway line which connects Deal with Ashford International and London St Pancras. The property is situated in a prominent corner position on the east side of High Street, at its junction with Market Street. Nearby occupiers include HSBC and Halifax Banks, New Look and WH Smith.

#### Description

The property comprises a substantial corner property comprising 5 buildings fronting High Street and a further two buildings fronting Market Street. The property currently forms a large department store and a self-contained retail unit with ancillary accommodation on the first and second floors. The property may benefit from future residential redevelopment (subject to consents).

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)		Tenant	Term.	Rent p.a.x.	Review/(Reversion)
74-80	Ground	693.96 sq m	(7,470 sq ft)	<b>THE FACTORY SHOP LIMITED (1)</b>	15 years from 16/10/2008 on a full repairing and insuring lease	£103,800	16/10/2018 (2) (15/10/2023)
	First	578.09 sq m	(6,223 sq ft)				
	Second	119.66 sq m	(1,288 sq ft)				
82-84	Ground	54.30 sq m	(584 sq ft)	<b>SWANSTITCH LIMITED</b>	5 years from 01/02/2015 on a full repairing and insuring lease	£10,000	(31/01/2020)
	First	29.00 sq m	(312 sq ft)				
	Second	38.80 sq m	(417 sq ft)				
<b>Totals</b>		<b>1,513.81 sq m</b>	<b>(16,294 sq ft)</b>			<b>£113,800</b>	

(1) For the year ending 29th March 2015, The Factory Shop Limited reported a turnover of £174,334,000, pre-tax profits of £7,855,000 and a total net worth of £44,438,000. (Source: www.riskdisk.com 06/09/2016).

(2) The lease provides for the 2018 rent review to be increased in line with the Retail Price Index. Please see lease for details.

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#### Buyer's Legal Report Service

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