

9 Earl Street, Maidstone, Kent ME14 1PL

Freehold Retail Investment

Lot 15

£34,000 per annum
exclusive



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|--------------|-----------|--------------------------------------|--------------------------------------|---|----------------|------------------------|
| Ground | Retail | 56.10 sq m (604 sq ft) | TONI & GUY | Approx 10 years | £34,000 | 25/12/2022 |
| First | Ancillary | 53.50 sq m (576 sq ft) | (SOUTH) LIMITED | from 12/12/2017 | | (25/12/2027) |
| Second | Ancillary | 56.90 sq m (612 sq ft) | (1) guaranteed by Mascolo Limited | on a full repairing and insuring lease (2) | | |
| Total | | 166.50 sq m (1,792 sq ft) | | | £34,000 | |

(1) Toni & Guy was founded in 1963 and now has more than 475 salons across 48 countries (source: <https://toniandguy.com> 18/04/2019). The unit has been sublet to a franchisee (see legal pack).
 (2) The lease provides a tenant option to determine on 24/12/2022.

Key Details

- Let to Toni & Guy (South) Limited until 2027 (subject to option)
- Tenant in occupation since at least 2002
- Prominent pedestrianised location in Maidstone town centre opposite Fremlin Walk Shopping Centre
- Nearby occupiers include Primark, Marks & Spencer, WH Smith and Superdrug

On behalf of Trustees

Location

- Miles:** 17 miles north-east of Tunbridge Wells
37 miles south-east of Central London
- Roads:** A20, A229, A249, M20 (Junction 6)
- Rail:** Maidstone East Railway Station
Maidstone West Railway Station
- Air:** London Gatwick Airport, London City Airport

Situation

Maidstone is the county town and administrative centre of Kent located 35 miles east of London. The property is situated on the southern side of the pedestrianised Earl Street, between its junctions with Week Street and Rose Yard, in the heart of Maidstone town centre. Nearby occupiers include Primark, Marks & Spencer, WH Smith and Superdrug. Fremlin Walk Shopping Centre is located opposite the property with the Fremlin Walk car park (providing 760 spaces) within 100 yards.

Description

The property comprises a ground floor retail unit with first and second floor ancillary accommodation.

Tenure

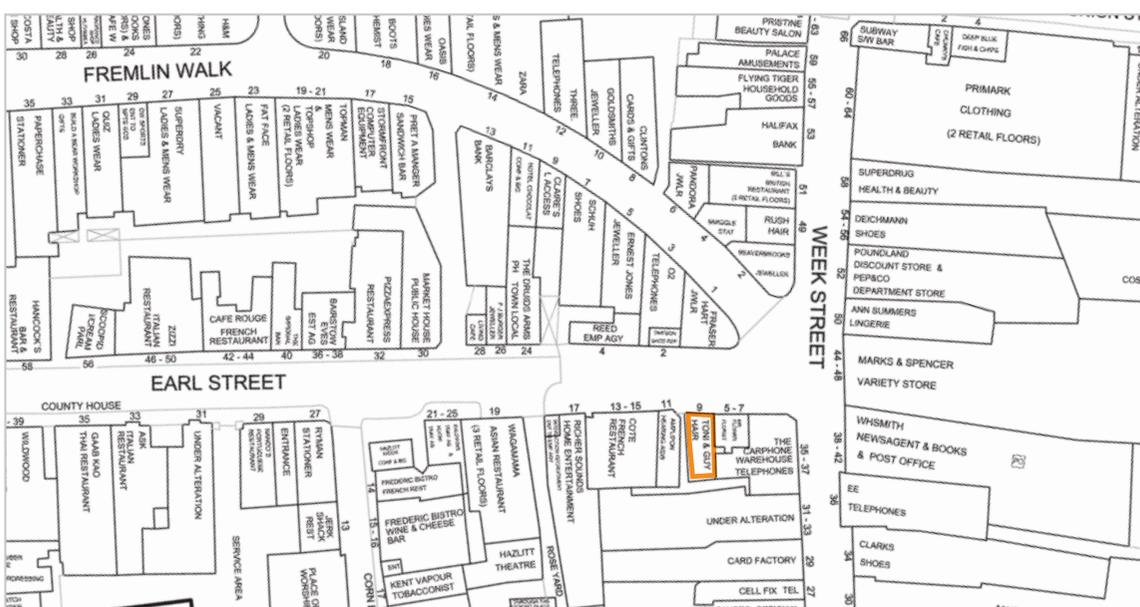
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at acuitus.co.uk



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