

Lot 19

£25,000 per annum exclusive

11 Earl Street, Maidstone, Kent ME14 1PL

Freehold Retail Investment



Key Details

- Let to Amplifon Limited until 2025 (no tenant break)
- Tenant in occupation since 2005 having refitted unit in 2015
- Nearby occupiers include Primark, Marks & Spencer, WHSmith and Superdrug
- Prominent pedestrianised location in Maidstone town centre opposite Fremlin Walk Shopping Centre

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, WHSmith 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 shop with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

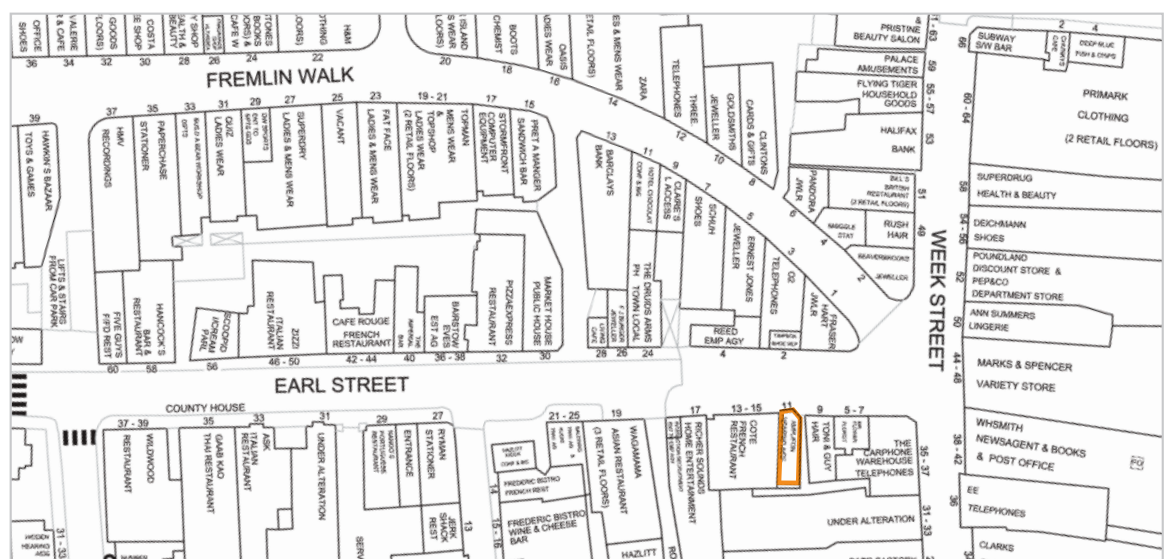
Energy Performance Certificate

See legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	44.70 sq m (481 sq ft)	AMPLIFON	10 years from 11/11/2015	£25,000	11/11/2020
First	Ancillary	23.30 sq m (251 sq ft)	LIMITED (1)	until 10/11/2025 (2) on a full repairing and insuring lease		
Total		68.00 sq m (732 sq ft)			£25,000	

- (1) Founded in 1950, Amplifon is the global leader in hearing care retail with a presence in 29 countries across the globe, around 11,000 points of sale and a workforce of around 16,000 people (Source: www.amplifon.com 18/04/2019).
- (2) The lease provides for a landlord only option to determine on 29th September 2023, subject to four months' notice.



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