

Lot 26

£60,000 per annum exclusive

Superdrug and Card Factory, 78-80 High Street, Sittingbourne, Kent ME10 4PB

Freehold Retail Investment



Key Details

- Comprises two retail units entirely let to Superdrug Stores Plc
- One unit sublet to Sportswift Limited t/a Card Factory
- Town centre location adjacent to The Forum Shopping Centre
- Popular London commuter town
- Neighbouring occupiers include WH Smith, Boots the Chemist, Sports Direct, Holland & Barrett, Greggs, NatWest, Halifax and Barclays

Location

Miles: 11 miles north-east of Maidstone
15 miles south-west of Canterbury
51 miles south-east of London

Roads: A249, A2, M2 (Junction 5)

Rail: Sittingbourne Rail

Air: London City Airport, London Southend Airport, London Gatwick Airport

Situation

Sittingbourne is popular and attractive London commuter town. The property is situated in a prominent position on High Street, the town's prime retailing thoroughfare, adjacent to the entrance of The Forum Shopping Centre. Neighbouring occupiers include Boots the Chemist, Sports Direct, Holland & Barrett, Greggs, NatWest, Halifax and Barclays.

Description

The property comprises two self-contained retail units. 78 High Street comprises ground floor retail accommodation with first and basement floor ancillary accommodation and benefits from loading doors at the rear. 80 High Street comprises ground floor retail accommodation and first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

The adjoining property 82-84 High Street let to Betfred is being offered as Lot 33.

Six Week Completion

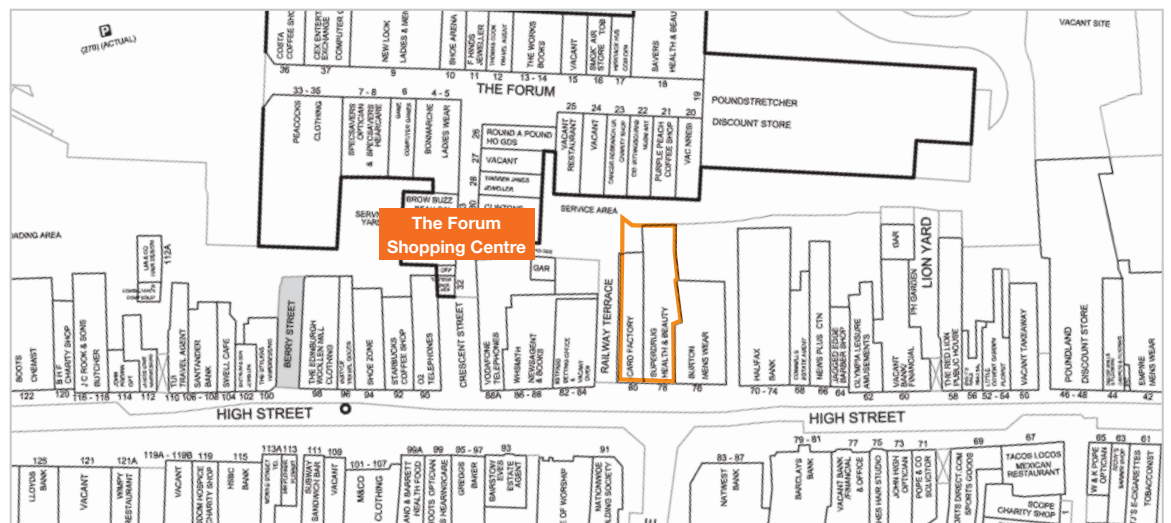
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
78	Ground	Retail	241.33 sq m (2,598 sq ft)	SUPERDRUG STORES PLC (1)	5 years from 20/09/2017 (2) on a full repairing and insuring lease	£60,000	19/09/2022
	First	Ancillary	184.38 sq m (1,985 sq ft)				
	Basement	Ancillary	77.39 sq m (833 sq ft)				
80	Ground	Retail	145.23 sq m (1,563 sq ft)				
	First	Ancillary	132.55 sq m (1,426 sq ft)				
Totals			780.88 sq m (8,405 sq ft)			£60,000	

- (1) For the year ending 29th December 2018, Superdrug Stores Plc reported a turnover of £1,283,161,000, pre-tax profits of £88,339,000 and a total net worth of £178,525,000 (Source: Experian Group 15/11/2019).
- (2) Superdrug Stores Plc has a lease over the entire property and is subletting 80 High Street to Sportswift Limited t/a Card Factory on co terminus terms at a rent of £27,500 per annum. For the year ending 31st January 2019, Sportswift Limited reported a turnover of £417,167,000, pre-tax profits of £66,206,000 and a total net worth of £24,056,000 (Source: Experian Group 15/11/2019).



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