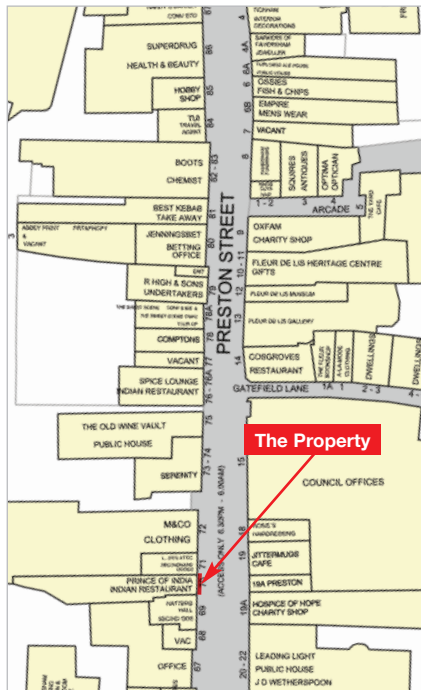


Faversham

70 Preston Street Kent ME13 8PA

- **Freehold Restaurant and Residential Investment**
- Comprises a restaurant and a self-contained maisonette
- Town centre location
- Entirely let until 2026 (no breaks)
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved
£18,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The historic market town of Faversham is situated approximately 55 miles south-east of Central London, midway between Canterbury and Sittingbourne, and enjoys excellent road access, being adjacent to the A2 and within two miles of Junction 6 of the M2 Motorway. The town also benefits from good train services, with direct links to London Bridge, St Pancras and Cannon Street Stations. The property is situated on the west side of Preston Street, between its junctions with Stone Street and Cross Lane. Occupiers close by include Coral, M&Co, McColl's, Oxfam, Boots and Superdrug, amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor restaurant with ancillary storage to the basement and a self-contained maisonette on the first and second floors above, which is accessed from the front. There is a yard to the rear.

The property provides the following accommodation and dimensions:
Basement 29.5 sq m (317 sq ft)
Ground Floor 106.2 sq m (1,143 sq ft)
First and Second Floors – Two Rooms, Kitchen/Reception Room, Bathroom
Rear Yard

Tenancy

The entire property is at present let to MR J ABDIN & MR J ABDIN for a term of 20 years from 23rd June 2006 at a current rent of £18,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.prince-of-india.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.