



PRIME GROUND FLOOR RETAIL INVESTMENT

AND

“OVEN READY” UPPER FLOOR RESIDENTIAL CONVERSION

OPPORTUNITY

FOR SALE

EITHER SEPARATELY OR AS A WHOLE



**46 COURT STREET & 7 MIDDLE ROW/
FAVERSHAM
KENT
ME13 7AL**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



LOCATION:

Faversham is an historic market town with a population of some 20,000 located on the A2 approx. 50 miles south east of London and 10 miles west of Canterbury.

The property is prominently situated in the heart of the Town Centre. Court Street is an attractive and vibrant shopping street, with many historic period buildings, that hosts the town's market three days a week.

DESCRIPTION:

A terraced, three storey, Grade 2 listed building comprising a ground floor retail unit with ancillary space below and self contained upper parts.

46 COURT STREET: 46 Court Street comprises a ground floor retail unit with full retail frontage together with full height ancillary storage, kitchenette and WC accommodation at lower ground floor level. Gas fired central heating throughout.

Accommodation:

Ground Floor	554 sq.ft.	51.47 m ²
Basement	278 sq.ft.	25.83 m ²

Tenancy:

The premises are let to DEBRA on effective FRI terms for a term of 10 years from 28 September 2019 at a rental of £14,000 per annum subject to an upward only rent review at year 5. The lease contains tenant breaks at the end of year 3 and year 6 subject to six months notice and a 3 month rent penalty. A copy of the lease and other information is available upon request.

DEBRA is a charity with 125 retail outlets nationwide and net assets (in the year to 31 December 2018) of £4.394 million. It has been in occupation of the shop for over 10 years.

EPC:

The premises have an EPC rating of D(98)

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7 MIDDLE ROW:

7 Middle Row provides self contained accommodation over first and second floors accessed by means of an impressive staircase within a full height ground floor entrance lobby enjoying excellent natural light. Features including high first floor ceilings, original second floor beams and timber sash windows throughout give the accommodation a great deal of character. The space benefits from having gas central heating.

Previously used as offices, the accommodation now benefits from having Planning Permission and Listed Building Consent for conversion to a three bedroom residential apartment granted in June 2018 under ref nos 18/500326 & 18/500327 respectively. The proposed conversion also has full building regulation approval and detailed information is available upon request.



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TENURE: Offers in excess of £400,000 are invited for the freehold interest of the property to be sold subject to the occupational lease of 46 Court Street and with vacant possession of 7 Middle Row.

Alternatively, offers in excess of £210,000 are invited for the freehold interest of the property subject to the occupational lease of 46 Court Street and a 150 year lease of 7 Middle Row at a peppercorn rent.

VAT: VAT will be applicable to the sale price.

AMLR: In accordance with Anti Money Laundering Regulations we are now required to obtain proof of identification for purchasers.

For further information and viewing contact Tim Bishop

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