



Multi-floor retail unit on bustling parade let to Phone Gadgets 4U retailer at £45,000 p.a.

## Description

### Key Information

- Freehold Shop Investment
- Entirely let to Phone Gadgets 4U Limited until 2026
- Prime pedestrianised town centre position adjacent to Specsavers and opposite Marks & Spencer and WH Smith.
- Rent Review 2021

### Tenancy

The property is let to PHONE GADGETS 4U LIMITED (t/a Cell Fix) for a term of 10 years from 28th September 2016 at a rent of £45,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. The break option in 2021 has been removed showing the Tenant's commitment to this property. The Landlord holds a six month deposit.

The current passing rent is £45,000 per annum.

The property provides the following accommodation and dimensions:

Gross Frontage 3.85 m (12' 6")  
Net Frontage 3.25 m (10' 7")  
Shop Depth 11.40 m (37' 4")  
Built Depth 22.40 m (73' 5")  
Basement 43.00 sq m (463 sq ft)  
Ground Floor 43.95 sq m (473 sq ft)  
First Floor 28.00 sq m (301 sq ft)  
Second Floor 36.00 sq m (387 sq ft)  
Total 150.10 sq m (1625 sq ft)

### Location

Maidstone, the county town of Kent, is located about 40 miles southwest of Central London. The town enjoys excellent communications, being within 2 miles of Junctions 6 and 7 of the M20 Motorway,

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which links to the M25, as well as having regular rail services to London. The property is located on the west side of the pedestrianised High Street, towards its junction with Earl Street. The property is some 380 metres from Maidstone East Rail Station and has easy access to the A229.

Occupiers close by include Specsavers, Marks & Spencer, Clarks Shoes, WH Smith, Poundland and Primark, amongst many others.