



Charming grade II listed freehold in prime position let to Tiger Retail Limited at £75,000 p.a.

## Description

### Key Information

- Attractive Grade II Listed Freehold Shop Investment
- Entirely let to Tiger Retail Limited
- Global brand
- Pedestrianised town centre location
- Well located opposite Primark and close to the Fremlin Walk Shopping Centre
- Reversion July 2022
- Current Rent Reserved £75,000 p.a.

### Tenancy

The entire property is let to TIGER RETAIL LIMITED for a term of 10 years from 17th July 2012 at a current rent of £75,000 per annum (increased from £65,000 per annum at 2017 review). The lease contains full repairing and insuring covenants.

### Description

This attractive property, which is Grade II listed, is arranged on basement, ground and two upper floors to provide a ground floor shop with further sales on part of the first floor. The remainder of the upper floors and basement provides staff and ancillary/storage accommodation.

The property provides the following accommodation and dimensions:

- Basement 52.50 sq m (565 sq ft)
- Ground Floor 233 sq m (2,507 sq ft)
- First Floor 191 sq m (2,055 sq ft)
- Second Floor 59 sq m (635 sq ft)
- Total 535.5 sq m (5,762 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, which links to the M25, as well as having regular rail services to London. The property is located on the west

## **SPECIALIST HIGH STREET RETAIL INVESTORS**

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side of Week Street, close to its junction with Earl Street and an entrance to the Fremlin Walk Shopping Centre. Occupiers close by include Primark (opposite), Halifax Bank (adjacent), Marks & Spencer, Co-op, Poundland, Ann Summers, Pandora, EE, WH Smith, The Carphone Warehouse, Côte Brasserie and Specsavers, amongst many others.