

**Lot 13, 28-32 Gabriels Hill, Maidstone,**

**Kent ME15 6JG**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Substantial Virtual Freehold Leisure Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 13, 28-32 Gabriels Hill, Maidstone, Kent ME15 6JG

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

## Property Information

### Substantial Virtual Freehold Leisure Investment

- Let to Epic Bars (Maidstone) Limited (t/a Ovation Nightclub)
- New 15-year lease from May 2023 (No breaks)
- 5-yearly RPI increases (minimum 2% pa compound, maximum 4% pa compound)
- Approximately 16,047 sq ft (GIA)
- Prominent town centre location, close to The Mall Shopping Centre
- Nearby occupiers include Sainsburys, Iceland, Boots the Chemist, Superdrug, Starbucks, McDonald's, Harry's Cocktail Bar and JD Wetherspoon

#### Lot

13

#### Auction

12th December 2024

#### Rent

£115,000 per Annum Exclusive  
rising to £120,000 p.a.x. in 05/2025 (2)

#### Sector

Leisure

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

17 miles north-east of Tunbridge Wells, 37 miles south-east of Central London

#### Roads

A20, A229, A249, M20 (Junction 7)

#### Rail

Maidstone East Railway Station

#### Air

London Gatwick Airport

### Situation

The property is prominently situated in the heart Maidstone town centre, on the west side of Gabriels Hill, which leads directly to The Mall Shopping Centre. Nearby occupiers include Sainsburys, Iceland, Boots the Chemist, Superdrug, Starbucks, McDonald's, Harry's Cocktail Bar and JD Wetherspoon.

### Tenure

Long Leasehold. Held for a term of 999 years from 18/12/2002 at a fixed rent of £25 pa.

### EPC

Band B

### Description

The property comprises a nightclub arranged on the ground, basement, first and second floors.

### VAT

VAT is applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 13, 28-32 Gabriels Hill, Maidstone, Kent ME15 6JG

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Nightclub	481.00	(5,177)	EPIC BARS (MAIDSTONE) LIMITED (1) (t/a Ovation)	15 years from 12/05/2023 on a full repairing and insuring lease	£115,000 rising to £120,000 in May 2025	12/05/2028 and 12/05/2033
Basement	Ancillary	63.00	(678)				
First	Nightclub	505.00	(5,435)				
Second	Nightclub	442.00	(4,757)				
<b>Total</b>		<b>1,491.00</b>	<b>(16,047)</b>			<b>£115,000</b>	

(1) Epic Bars (Maidstone) Limited are a subsidiary of Epic Bars and Clubs Ltd who operate 21 other nightclubs in the UK, with locations including Bath, Camberley, Cheltenham, Guildford, Salisbury and Southampton ([www.ovationmaidstone.com](http://www.ovationmaidstone.com)). The Seller is holding a rent deposit of £55,000 plus VAT.

**Lot 13, 28-32 Gabriels Hill, Maidstone,  
Kent ME15 6JG**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Substantial Virtual Freehold Leisure Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Lot 13, 28-32 Gabriels Hill, Maidstone,  
Kent ME15 6JG**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



**Lot 13, 28-32 Gabriels Hill, Maidstone,  
Kent ME15 6JG**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

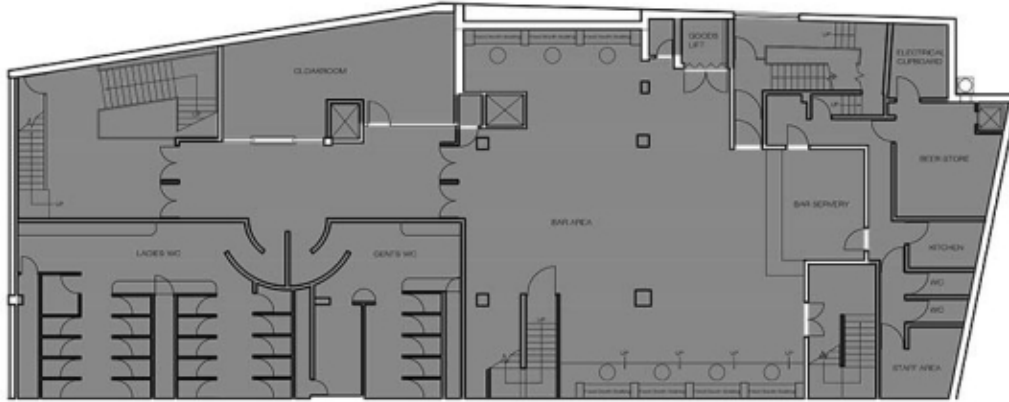


Substantial Virtual Freehold Leisure Investment

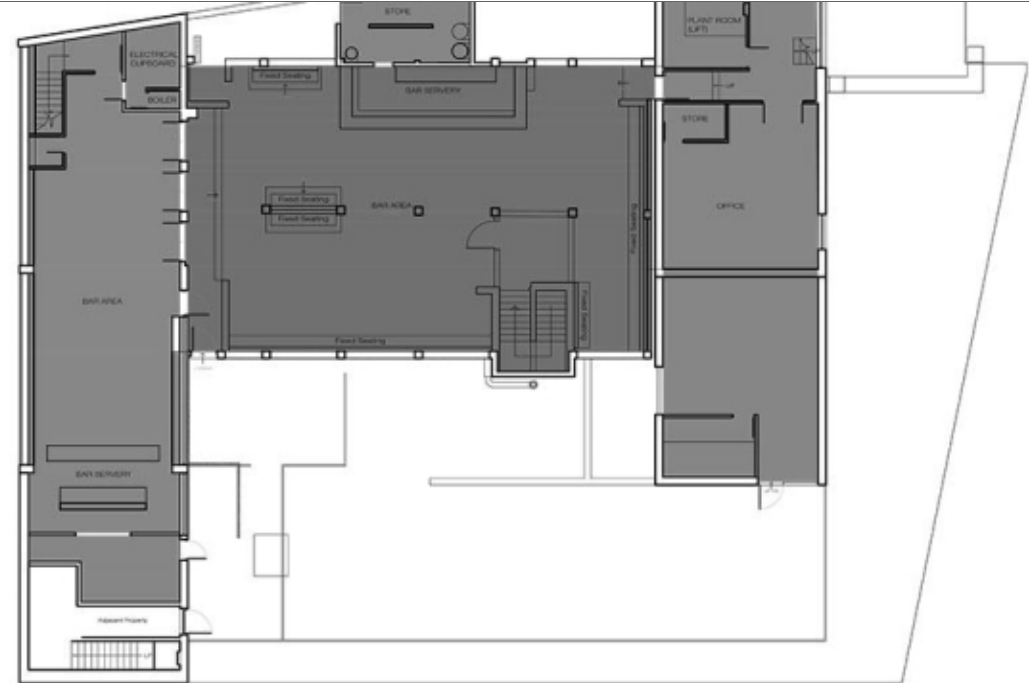
[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 13, 28-32 Gabriels Hill, Maidstone, Kent ME15 6JG

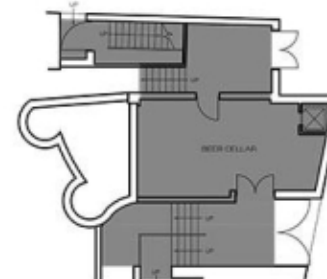
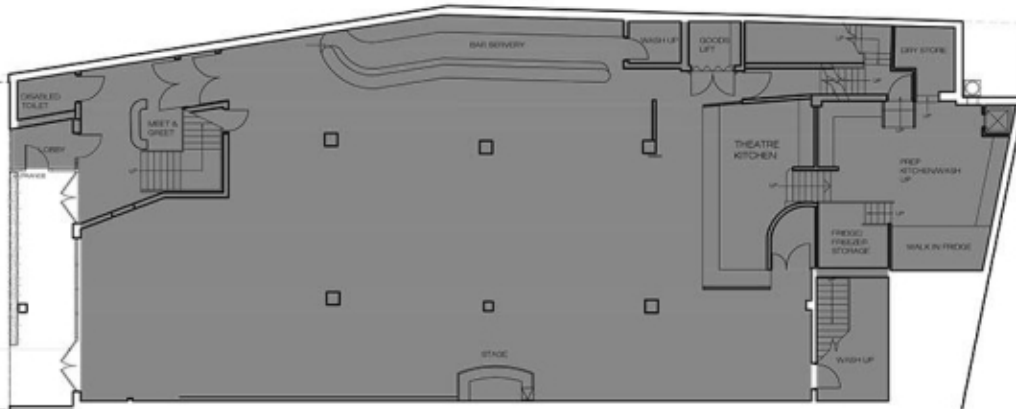
For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



PROPOSED FIRST FLOOR PLAN  
(USE CLASS = SUI GENERIS)



PROPOSED ROOF BAR  
(USE CLASS = SUI GENERIS)

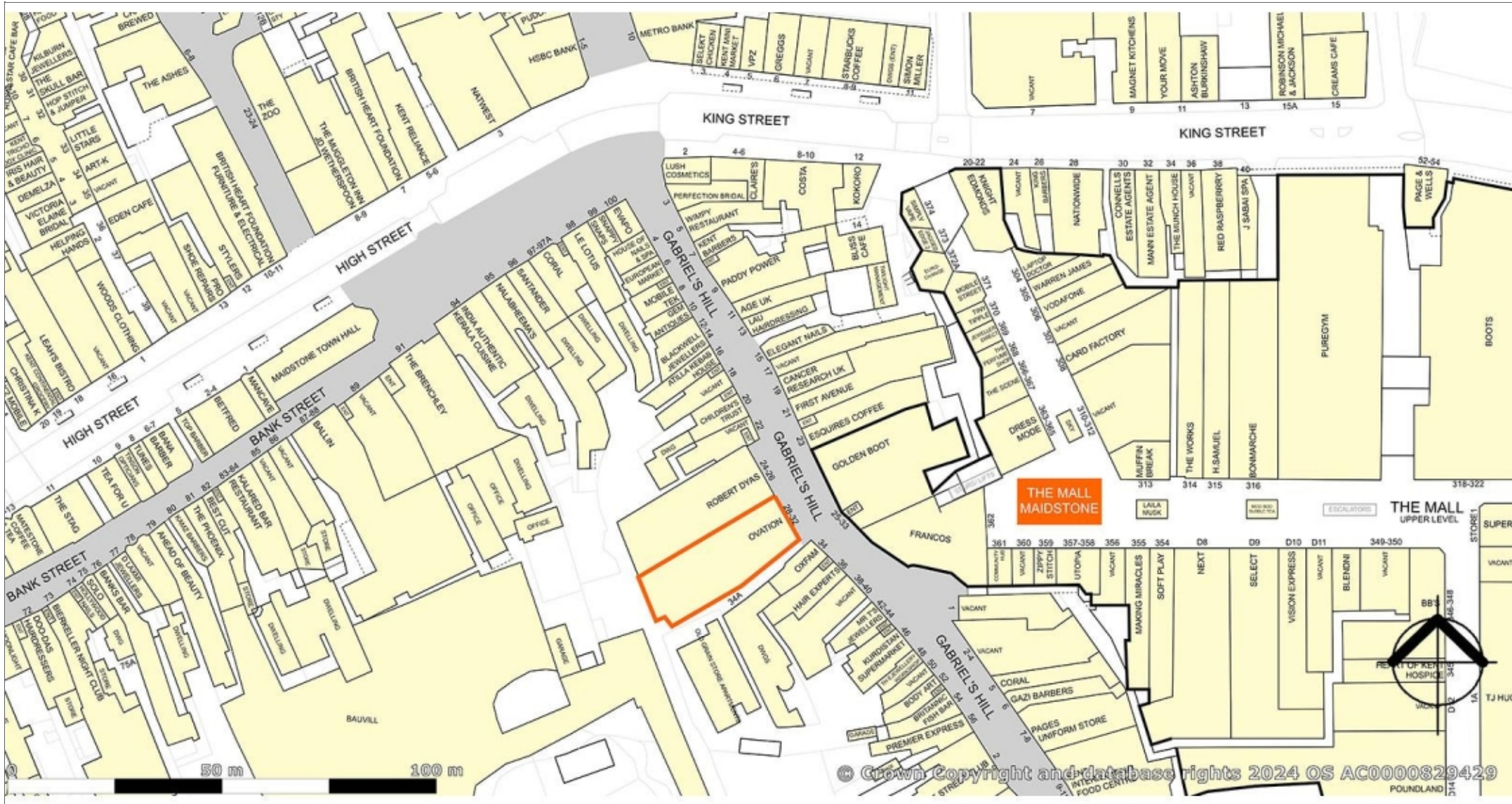


	GROSS AREAS (SQ M)			TOT.
	INTERNAL TRADE AREA	BACK OF HOUSE	EXTERNAL TRADE AREA	
BASEMENT	0	83	0	83
GROUND FLOOR	360	121	0	481
FIRST FLOOR	367	138	0	505
TERACE	103	143	196	442

REVISIONS				
No.	Date	By	Comments	Name

# Lot 13, 28-32 Gabriels Hill, Maidstone, Kent ME15 6JG

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Substantial Virtual Freehold Leisure Investment

[www.acutus.co.uk](http://www.acutus.co.uk)



# Lot 13, 28-32 Gabriels Hill, Maidstone, Kent ME15 6JG

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### John Copland & Son

77 High Street

Sheerness

Kent

ME12 1TY

#### Samuel Bancroft

01795 664431

[samuel@coplands.co.uk](mailto:samuel@coplands.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024