

Lot 25, Herne Bay Judo Club, The Circus, Station Road, Herne Bay, Kent CT6 5QJ

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Commercial Investment

- Let to a martial arts school until January 2030 (no breaks)
- Immediately adjacent to Herne Bay Railway Station
- Approximately 359.20 sq m (3,866 sq ft)
- Site area of 0.06 Ha (0.15 Acres).
- Popular seaside town

Lot

25

Auction

13th February 2025

Rent

£27,500 per Annum Exclusive

Status

Available

Sector

Gym, Development

Auction Venue

Live Streamed Auction

On Behalf of Network Rail

Location

Miles

6 miles north of Canterbury, 4 miles east of Whitstable, 54 miles east of Central London

Roads

A229, M2, A2

Rail

Herne Bay Railway Station

Air

London Stanstead Airport, London Gatwick Airport

Situation

The property is located in the seaside town of Herne Bay, a popular tourist destination. The property benefits from being prominently situated immediately adjacent to Herne Bay Railway Station, with a direct service from London St Pancras in 1 hour 24 minutes.

Tenure

Freehold.

Description

The property comprises a single storey commercial building currently used as a martial arts studio upon a site of 0.06 Ha (0.15 Acres).

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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Martial Arts Studio	359.20	(3,866)	INDIVIDUAL	5 years from ??/01/2025	£27,500
Total		359.20	(3,866) (1)			£27,500 (2)

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) The lease provides for a rent free period from until 29/09/2025. The Seller will 'top-up' the rent from completion of the sale until the expiry of the rent free period.

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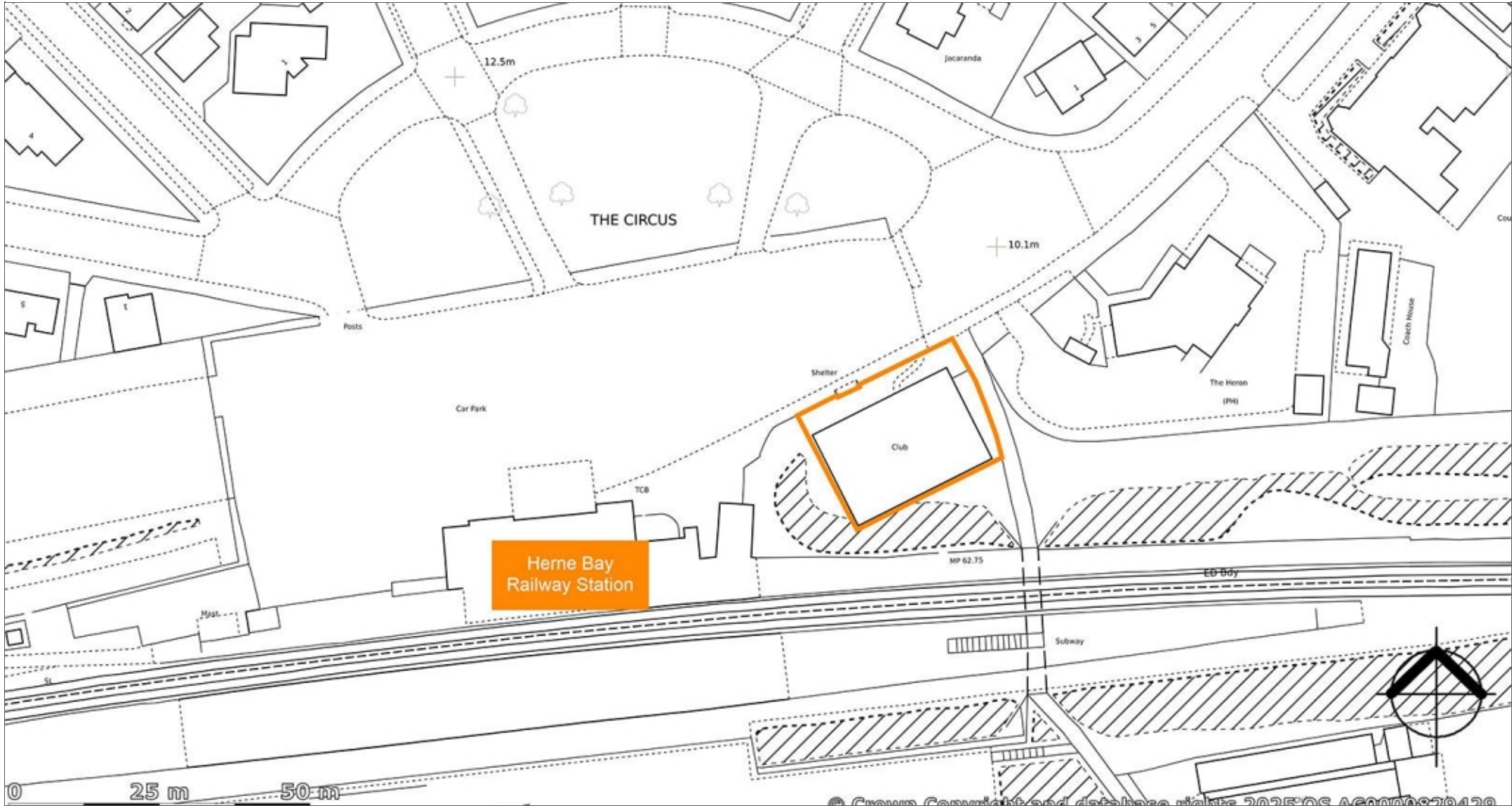
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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Dentons UK and Middle East LLP
1 Fleet Place
London
EC4M 7WS

Gaganpreet Sekhon
020 7242 1212
Gaganpreet.Sekhon@dentons.com

Associate Auctioneers



Rapleys LLP
One Upper James Street
London
W1F 9DE

Charles Alexander
+44 (0)7831 487420
charles.alexander@rapleys.com

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2024