

Lot 4, Costcutter, 166/168 Canterbury Road, Westbrook, Margate, Kent CT9 5JW

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



High Yielding Freehold Convenience Store Investment

www.acuitus.co.uk

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Property Information

High Yielding Freehold Convenience Store Investment

- Majority let to Costcutter Supermarkets Group Limited
- Lease expires September 2027
- Large double fronted convenience store - approx. 224.30 sq m (2,414 sq ft)
- Includes Post Office
- Prominent position on Canterbury Road (A28)

Lot

4

Auction

27th March 2025

Rent

£28,000 per Annum Exclusive

Status

Available

Sector

Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles 13 miles north east of Canterbury
Roads M20, A2,
Rail Margate Railway Station, Westgate-on-Sea Railway Station
Air London Gatwick Airport

Situation

The property is situated on the north side of Canterbury Road (A28), the main arterial route between Margate and Canterbury. The property is located in a predominantly residential area with nearby occupiers including M&S Simply Food and BP petrol filling station and a number of independent retailers and restaurants.

Tenure

Freehold.

EPC

C70 (Retail)

Description

The property comprises a large double fronted convenience store arranged on the ground floor, with residential accommodation on the first floor, let on 2 long leases. The property includes a yard area to the rear providing customer parking for approximately 12 cars and servicing.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Convenience Store	224.30	(2,414)	COSTCUTTER SUPERMARKETS GROUP LIMITED (2)	30 years from 28/09/1997 until 27/09/2027	£28,000	
First	Residential	-	-	INDIVIDUAL	80 years from 09/08/1984	Peppercom	
First	Residential	-	-	INDIVIDUAL	80 years from 30/10/1984	Peppercom	
Total Approximate Commercial Floor Area		224.30	(2,414)			£28,000	

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

(2) For the year ending 30/06/2023 Costcutter Supermarkets Group Limited reported a Turnover of £455,052,000 and a Pre-Tax Profit of £12,148,000. The property has been sublet to a franchisee until June 2027.

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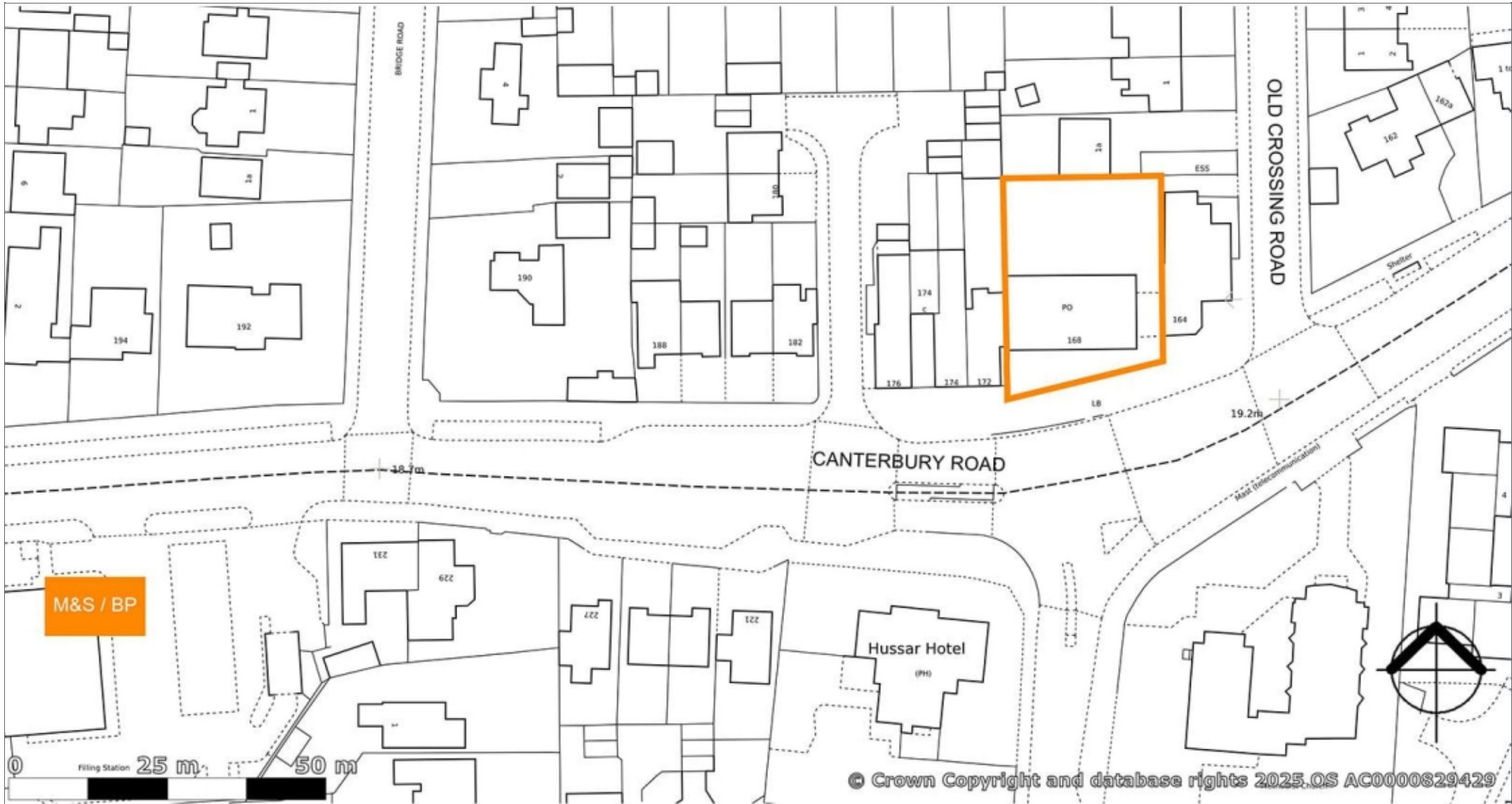
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2024