

## lot 8

# Charlton Shopping Centre & Car Park, High Street Dover, Kent CT16 1TT

Rent  
**£196,991**  
per annum  
exclusive  
with Vacant  
Units to be  
Let

**Substantial Freehold Shopping Centre  
and Car Park Investment**

- Comprises 20 retail units, 10 studios, food court, gallery space and a 300 space multi-storey car park
- Approximately 0.69 hectares (1.7 acres)
- Important and busy port town

- Active management potential
- Tenants Include J Sainsbury plc, Blockbuster Entertainment Limited and Coral Estates Limited
- Six Week Completion Available



On Instructions from Targetfollow (Dover) Limited, a wholly owned subsidiary of Targetfollow Property Investment and Developments Limited (TPID) (In administration) acting by its administrators (The 'Administrators')



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### Location

Miles: London – 70 miles  
 Canterbury – 16 miles  
 Ashford – 22 miles  
 Calais – 27 miles

Roads: A20, A2, M20  
 Rail: Dover Priory Rail  
 Air: Gatwick Airport

### Situation

The important and historic town of Dover is situated on the south-east tip of the country some 70 miles from London. Dover is famous for its Castle, the White Cliffs and the busy and historic port. The Port of Dover is Europe's busiest and most successful ferry port and has some 14 million passengers passing through it every year and handles around £80 billion of trade each year and supporting around 22,000 jobs locally.

The port is vital to both the national and local economies. The property is situated in on the east side of High Street close to Castleton Retail Park with occupiers including Netto, Farmfoods and Poundstretcher and B&Q close by..

### Description

The property is a substantial shopping centre and 300 space multi-storey car park. The shopping centre comprises 20 retail units on the ground floor and 10 studios on the first floor. There is also a food court and a gallery space as well as 14 additional car parking spaces and a service yard.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

NB: This property is being marketed on behalf of the Directors of Targetfollow (Dover) Limited and the Administrators and therefore no warranties, representations or guarantees in any respect, including in relation to VAT, can be given. The Administrators are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Floor – Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground Floor 1	Retail	121.70 sq m (1,310 sq ft)	<b>VACANT POSSESSION</b>			
Ground Floor 2	Retail	106.60 sq m (1,147 sq ft)	<b>PAUL A CAPPER</b>	5 years from 13/12/2007 (2)	£22,500	(12/12/2012)
Ground Floor 3	Retail	90.40 sq m (973 sq ft)	<b>JAGGER'S GREENGROCERS LIMITED (1)</b>	5 years from 16/10/2008 (2)	£19,000	(15/10/2013)
Ground Floor 4	Retail	247.50 sq m (2,664 sq ft)	<b>E C LAMB, A LAMB AND M C LAMB (t/a Country Carpets &amp; Furniture)</b>	5 years from 29/09/2009 (2)	£17,000	(28.09.2014) (10)
Ground Floor 6	Retail	98.70 sq m (1,062 sq ft)	<b>G STEEL (t/a Beddy Buys)</b>	1 year from 26/11/1994 (11)	£7,000	(25/11/1995) (3)
Ground Floor 7	Retail	109.10 sq m (1,174 sq ft)	<b>VACANT POSSESSION</b>			
Ground Floor 8	Retail	72.60 sq m (782 sq ft)	<b>BLOCKBUSTER ENTERTAINMENT LIMITED</b>	25 years from 25/03/1985	£14,000	(24/03/2010) (3)
Ground Floor 9 and 10	Retail	128.4 sq m (1,382 sq ft)	<b>C D CARROT &amp; EP BAARS (t/a Dalamines)</b>	10 years from 16/08/2001 (2)	£20,000	(15/08/2011)
Ground Floor 11	Retail	79.20 sq m (852 sq ft)	<b>JAMES DEFRIEND</b>	Tenancy at will from 02/10/2010	£5,200 (12)	(20/04/2011) (3) (4)
Ground Floor 12	Retail	71.40 sq m (769 sq ft)	<b>CORAL ESTATES LIMITED</b>	25 years from 25/12/1984	£14,500	(24/12/2009) (3)
Ground Floor 13	Retail	75.20 sq m (809 sq ft)	<b>VACANT POSSESSION</b>			
Ground Floor 14	Retail	85.60 sq m (921 sq ft)	<b>JAGGAR'S WEDDING HOUSE LIMITED</b>	5 years from 23/01/2009	£16,300	(22/01/2014) (2)
Ground Floor 15	Retail	83.80 sq m (902 sq ft)	<b>E C LAMB (t/a Country Carpets &amp; Furniture)</b>	1 year 5 months from 11/11/2009	£1	(20/04/2011) (3) (5)
Ground Floor 16	Retail	78.00 sq m (840 sq ft)	<b>VACANT POSSESSION</b>			
Ground Floor 17	Retail	68.00 sq m (732 sq ft)	<b>RENAJA KRZYSTYNA SMELA</b>	5 years from 20/06/2008	£16,800	01/11/2011 (19/06/2013) (6)
Ground Floor 18	Retail	86.90 sq m (935 sq ft)	<b>VACANT POSSESSION</b>			
Ground Floor 19	Retail	96.40 sq m (1,038 sq ft)	<b>MICHAEL DAVIES</b>	3 years from 03/05/2011 (2)	£6,000	(02/05/2014)
Ground Floor 20	Retail	17.90 sq m (193 sq ft)	<b>VACANT POSSESSION</b>			
Food Court	Access	94.80 sq m (1,020 sq ft)	<b>VACANT POSSESSION</b>			
Service Yard	Access			55 years from 29/09/1979	£0	(28/09/2034) (7)
Multi-Storey Car Park	Car Park		<b>VACANT POSSESSION</b>		£31,476 (8)	
First Floor	10 Studios	213.90 sq m (2,302 sq ft)	<b>4 STUDIOS OCCUPIED ON TENANCIES AT WILL TO VARIOUS PARTIES (9)</b>		£1,800	
Gallery Space		582.20 sq m (6,288 sq ft)	<b>VACANT POSSESSION</b>			
14 Car Spaces			<b>VARIOUS (10)</b>		£5,414	
<b>Totals</b>		<b>2,608.30 sq m (28,095 sq ft)</b>			<b>£196,991</b>	

(1) As to Unit 3, the tenant is not currently occupying the property. (2) The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954. (3) The tenant is currently Holding Over. (4) As to Unit 11, a new lease for a term of 2 years at a rent reserved of £4,800 per annum exclusive has been agreed but not yet documented. (5) As to Unit 15, the occupation is a tenancy at will. The rent is £1 per annum exclusive in favour of a Business Rate mitigation scheme. (6) As to Unit 17, the lease provides for a mutual option to determine the lease on 1st November 2011 and 2012 subject to 3 months' notice. (7) As to the service yard, Sainsbury's have a lease to provide access over the service yard for which they make a contribution to the service charge of £8,000 plus VAT per year. (8) The multi-storey car park is managed by the building manager on behalf of the seller. The income shown above is for the year ending April 2011. (9) A full tenancy schedule is available on in the legal pack which is available on www.acuitus.co.uk (10) The lease provides for a mutual option to determine the lease on giving 6 months' notice any time after 29/09/2010. (11) The term commencement date and term expiry date have been left blank in the lease, so we cannot verify these. The lease itself is dated 26/11/1993. (12) The rent reserved under the terms of the tenancy at will. The rent shown above has been annualised.

### For further details please contact:

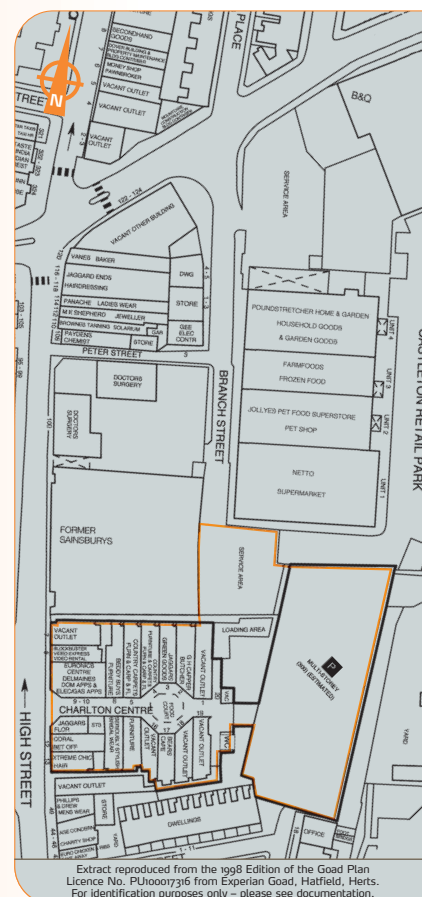
**John Mehtab**  
 Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.  
 Email: john.mehtab@acuitus.co.uk

**Martin Szamfeber**  
 Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.  
 Email: martin.szamfeber@acuitus.co.uk

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

### Solicitors:

**CMS Cameron McKenna LLP**  
 Mitre House, 160 Aldersgate Street,  
 London EC1A 4DD.  
 Tel: +44 (0)20 7367 2936.  
 Email: rebecca.little@cmck.com  
 Ref: Rebecca Little.



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