

lot 34

74-94 High Street Dover, Kent CT16 1EB

Rent
£230,000
per annum
exclusive

Freehold Retail Investment

- Let to J Sainsbury plc until 2034 (no breaks)
- Prominent town centre location
- Approximately 3,071.81 sq m (33,065 sq ft)
- No VAT payable
- Adjacent to the Charlton Shopping Centre
- Nearby occupiers include Morrisons, Farmfoods, Poundstretcher, Asda and Iceland



Photograph taken May 2010

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Location

Miles: 16 miles south-east of Canterbury
22 miles east of Ashford
72 miles south-east of Central London
Roads: A256, A2, A20, M20 (Junction 13)
Rail: Dover Priory Railway Station
Air: London Gatwick Airport

Situation

The important and historic town of Dover is famous for its Castle, White Cliffs and busy international port. The Port of Dover is Europe's busiest and most successful cross-channel transport network, making it one of today's busiest drive-on, drive-off terminals in the world (Source: www.doverport.co.uk 22/04/2014).
The property is prominently situated in the heart of the town centre on the north side of the High Street adjacent to the Charlton Shopping Centre. Nearby occupiers include Morrisons, Farmfoods, Poundstretcher, Asda and Iceland.

Description

The property comprises a substantial retail unit with retail/ancillary accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from a significant frontage to the High Street and a loading bay to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	1,837.61 sq m (19,780 sq ft)	J SAINSBURY PLC (1) (2)	55 years from 29/09/1979 until 2034 on a full repairing and insuring lease	£230,000	29/09/2014 (3)
First	Ancillary	1,234.20 sq m (13,285 sq ft)				
Totals		3,071.81 sq m (33,065 sq ft)			£230,000	

(1) For the year ending 16/03/2013, J Sainsbury Plc reported a turnover of £23,303,000,000, pre-tax profits of £788,000,000 and a total net worth of £5,562,000,000. (Source: www.riskdisk.com 22/04/2014).
(2) Please note the tenant is not currently in occupation of the property.
(3) On 28th September 2014 there is a review of the rent review patterns. See lease for details.

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