

# lot 48

## Hare & Hounds Public House, 45 Lower Boxley Road Maidstone, Kent ME14 2UY

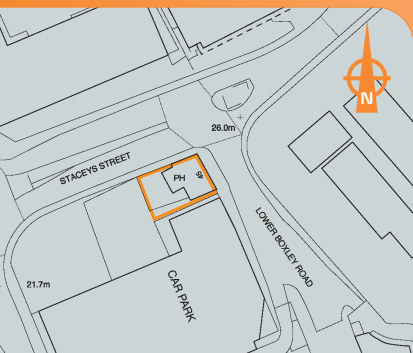
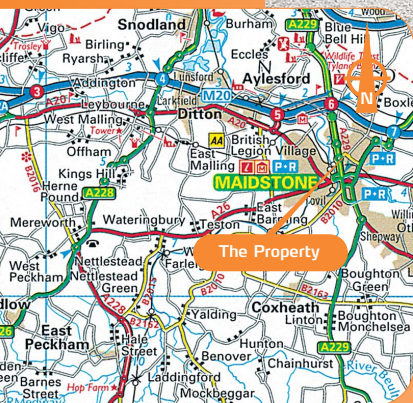
Rent  
**£33,942**  
 per annum  
 exclusive  
 (increasing to  
**£43,448.94**  
 per annum  
 exclusive in  
 2019)

### Freehold Public House Investment

- Entirely let to Admiral Taverns (Relax) Ltd until 2022
- Prominent corner position
- Fixed rental uplifts
- Nearby occupiers include Job Centre Plus, Royal Mail, Magnet and Hein Gericke
- Close to County Hall and Maidstone East Rail Station



On behalf of  
 Joint LPA Receivers **Edward Symmons**



### Location

Miles: 1 mile north of Maidstone town centre  
 10 miles south of Gillingham  
 36 miles south-east of London  
 Roads: A229, A249, M20 (Junction 6)  
 Rail: Maidstone East Railway Station  
 Air: London City Airport, London Gatwick

### Situation

The property is located just to the north of Maidstone town centre on Lower Boxley Road, at its junction with Stacey's Street close to Maidstone County Hall and Maidstone East Railway Station. Other nearby occupiers include Job Centre Plus, Royal Mail, Magnet and Hein Gericke.

### Description

The property comprises a BAR on the ground floor with a MANAGER'S FLAT on the first floor and BASEMENT ANCILLARY ACCOMMODATION. The property also benefits from a GARDEN to the rear of the property.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Six Week Completion Available

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	108 sq m (1,163 sq ft)	<b>ADMIRAL TAVERNS (RELAX) LTD (1)(2)</b>	Approximately 18 years from 13/08/2004 until 25/12/2022 on a full repairing and insuring lease	£33,942 (3)	13/08/2014 and 13/08/2019 (2)
Basement	Ancillary	34 sq m (365 sq ft)				
First	Residential	3 Rooms, Kitchen and Bathroom				
<b>Totals</b>		<b>142 sq m (1,528 sq ft)</b>			<b>£33,942</b>	

(1) Since their conception in December 2003, Admiral Taverns has grown rapidly to an estate totalling over 2,000 public houses, which makes them the UK's largest, independent tenanted and leased pub company. (Source: www.admiraltaverns.co.uk 27/10/2010)  
 (2) Please note, the tenant is not currently in occupation.  
 (3) Under the terms of the lease there will be fixed rental increases as follows: On 13th August 2014 to £38,402.53 p.a.x. and 13th August 2019 to £43,448.94 p.a.x.

### For further details please contact:

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