



12-14 High Street

Sheerness, ME12 1NJ

**Prominent retail investment
let to established restaurant**

**3,533 sq ft
(328.23 sq m)**

- Prominent corner building
- Located between the station & the beach
- Lease expires 2038
- Rental income: £51,400 pa
- Recent major fit out by tenant

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Location

The property is prominently located at the northern end of the High Street on the corner of Beach Street. Sheerness-on-Sea mainline railway station, providing frequent services to Sittingbourne, is approximately 100m away. Sheerness beach, Tesco's Supermarket, McDonalds, the Sheppey Leisure Complex and various public car parks, are all within walking distance of the property.

Sheerness is some 10 miles north of Sittingbourne on the Isle of Sheppey in the Thames Estuary. The town is accessed via the A249, which links with the A2, M2 and M20 Motorways.

Accommodation

Description	Sq ft	Sq m
Ground Floor	1,714	159.24
First floor	1,072	99.59
Second floor	747	69.40
Total	3,533	328.23

Investment Highlights

- Recent significant capital investment into fit out by tenant
- Lease expiry 2038 & 7 years until tenant's break option
- Rent: £51,400 per annum
- Extensive ground floor restaurant with residential upper parts

Accommodation

The property comprises a large ground floor restaurant which has been extended into the adjoining No 10 High Street (under separate ownership) together with first and second floors which are being used for residential purposes. The current tenant has made a significant investment into the fit out of the restaurant which now provides an extensive buffet servery, open kitchen area and seating for over 200.

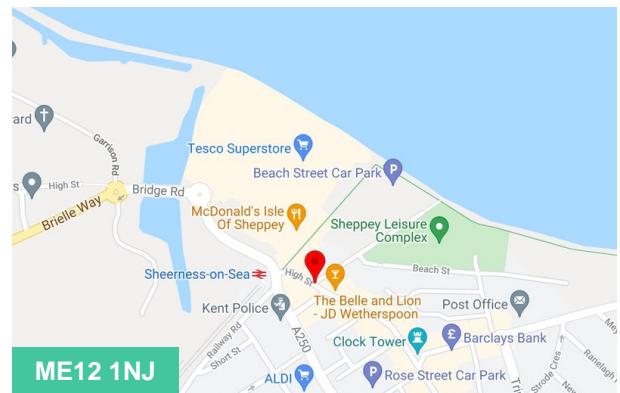
A detailed inspection of the accommodation has not yet been possible. However, from information provided (including the VOA)

Tenancy

The entire property is let for a term of 21 years from 31/10/17 on FRI terms to Mr Lu on an assignment in August 2019. The tenant has an option to break on 31/10/27. The lease is outside the LTA '54 and contains a provision for the tenant to reinstate the former party wall with No 10 High Street.

Trading through the Covid-19 Pandemic

We are informed by our clients that the tenant has continued to trade through the lockdowns providing a popular take-away and delivery service. We understand that the tenant has continued to pay full rent and that there are no current rent arrears.



Summary

Available Size	3,533 sq ft
Price	£650,000
EPC Rating	Upon Enquiry

Viewing & Further Information

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