Red Lion

1 Frindsbury Road

Strood, Rochester, Kent ME2 4TA

Freehold Shop &
Flat Investment



Guide Price:

£550,000



Executive Summary

- Freehold mixed-use investment: ground-floor shop with a two-bedroom flat above.
- Total income £30,400 per annum
- Shop let at £19,550 pa exclusive on a lease expiring 30 November 2031.
- Upward-only rent reviews every two years; next review 1 December 2027.
- Shop tenant has indicated interest in extending the lease.
- Flat let on a residential tenancy at £950 pcm.
- EPC ratings: shop C, flat E. Shop rateable value £21,250.
- VAT applicable on the commercial element.
- Guide Price : £550,000.

About 1 Frindsbury Road

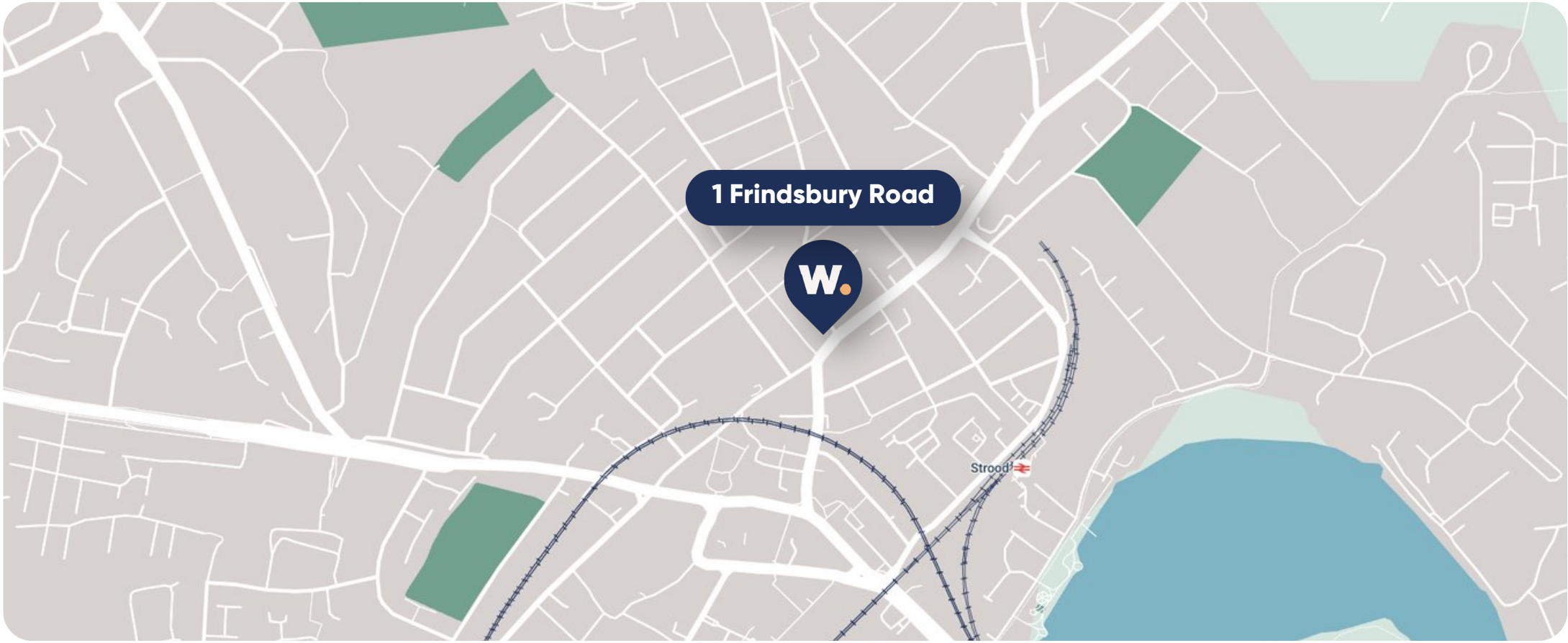
A freehold mixed-use investment at 1 Frindsbury Road, Strood, Rochester, comprising a ground-floor shop with a self-contained two-bedroom flat above, both let and income-producing. The building, known as the Red Lion, occupies a corner position on Frindsbury Road and Cliffe Road within the Medway area.

The ground-floor shop (1A Frindsbury Road) extends to approximately 1,421 sq ft (132 sq m) according to its EPC, with a VOA-recorded area of 1,274 sq ft. It is let on a 20-year lease from 1 December 2011, expiring 30 November 2031, at £19,550 per annum exclusive following the December 2025 rent review. The lease provides for upward-only rent reviews every two years, with the next review on 1 December 2027, and the tenant has indicated interest in extending the lease. The shop has a rateable value of £21,250 and an EPC rating of C.

The first-floor flat extends to approximately 936 sq ft (87 sq m) and is let on a residential tenancy at £950 pcm. It has an EPC rating of E.

Total income is £30,400 per annum. VAT is applicable on the commercial element.





Location

- Corner of Frindsbury Road and Cliffe Road, Strood
- Within the Medway Council area
- Strood railway station approximately 0.3 miles
- Strood town centre approximately 0.5 miles; Rochester across the River Medway
- Road links to the A2 and M2
- Local parades, schools and amenities nearby

The Investment

A let ground-floor shop and first-floor two-bedroom flat, sold freehold subject to the existing tenancies. The shop lease runs to 30 November 2031 with upward-only rent reviews every two years, and the tenant has indicated interest in extending.

£30,400
pa total income

2
Let units

Nov 2031
Shop lease expiry

Dec 2027
Next rent review



Shop – Let Investment

Ground Floor Shop Premises, 1A Frindsbury Road. Lease from 1 December 2011, expiring 30 November 2031.

PASSING RENT
£19,550 pa

NEXT REVIEW
1 Dec 2027

Exclusive. Upward-only reviews every two years. Tenant break (2016) has passed. Further terms on request.

Tenancy Schedule

Unit	Floor	Use	Area (approx.)	Tenancy	Rent pa
Shop (1A)	Ground	Class E (lease user: former A1)	1,421 sq ft (132 sq m)*	Lease 1 Dec 2011 – 30 Nov 2031; upward-only reviews every 2 years	£19,550
Flat	First	C3 – two bedrooms	936 sq ft (87 sq m)	Residential tenancy	£11,400
Total			**c.2,357 sq ft (219 sq m)**		**£30,400**

*Shop area per EPC; VOA records 1,274 sq ft. Flat area per EPC. Flat rent per vendor £900 pcm – tenancy agreement shows £950 pcm .

Key Information

Guide price	£550,000
Tenure	Freehold
Total income	£30,350 pa
VAT	Applicable on commercial element, c.70%
Rateable value (shop)	£21,250

EPC – shop	C
EPC – flat	E (45)
Use classes	E (ground) / C3 (first)
Local authority	Medway Council
Service charge	None Applicable
Viewings	Strictly by appointment – tenants not to be approached

Lease, licence to assign and rent review memorandum available on request. Title: freehold K696942; shop lease TT553.

Further Information:

TENURE:
Freehold

PROPOSAL:
£550,000

VIEWINGS:
Strictly by appointment only

TENANCIES:
Sold subject to the existing shop lease and flat tenancy

VAT:
Applicable on the commercial element

RATEABLE VALUE:
£21,250 (shop)

EPC:

- Shop - **C**
- Flat - **E**

Contact:

Tom Castro
tomcastro@whozoo.co.uk
0333 200 8330

Wendy Barnes
wendy@whozoo.co.uk
0333 200 8330

whozoo.
Commercial Property, Expertly Done

T: 0333 200 8330
E: info@whozoo.co.uk
Unit 2, 2 Delacourt Road London SE3 8XA

www.whozoo.co.uk
www.linkedin.com/company/whozooltd/

1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themself by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Whozoo or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Whozoo nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.