

lot 46

Rent
£81,000
per annum
exclusive

27 Mount Pleasant Road Tunbridge Wells, Kent TN1 1PN

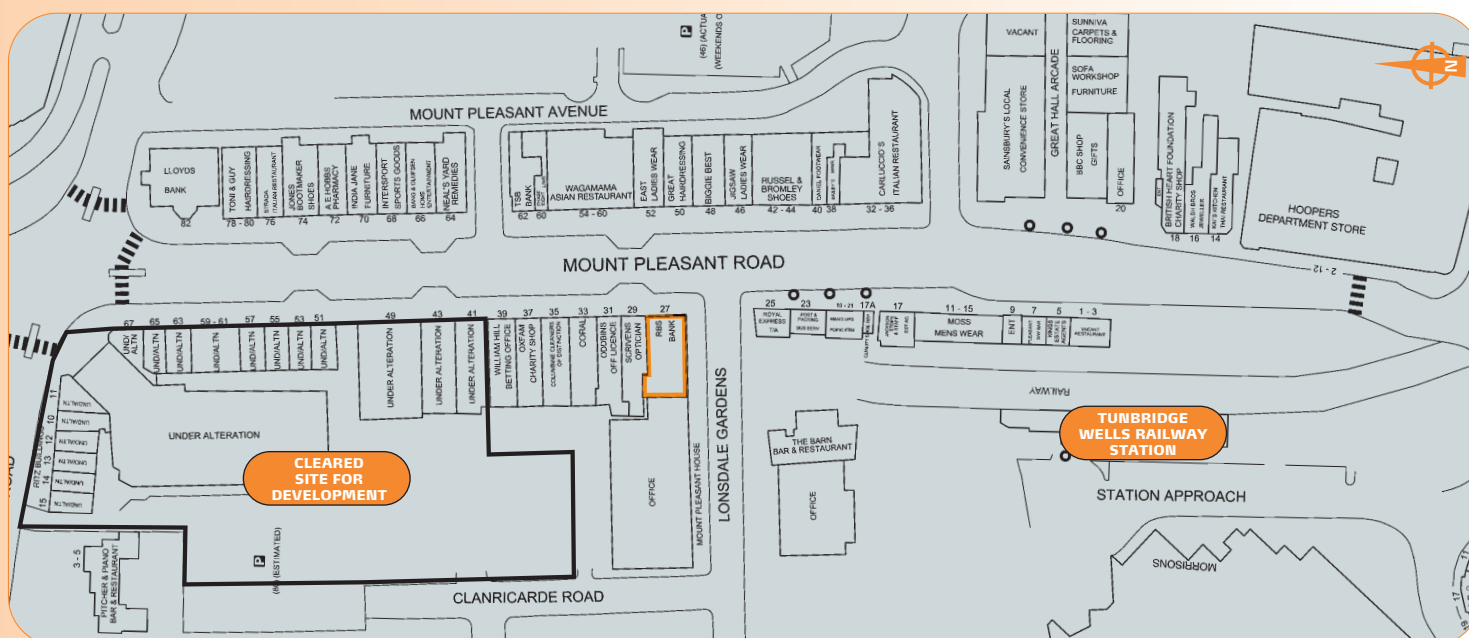
Freehold Bank Investment

- Let to Royal Bank of Scotland plc (majority Government owned)
- Highly Affluent and Popular Commuter Town

- Prominent corner position on the busy Mount Pleasant Road with a return frontage on to Lonsdale Gardens
- Nearby occupiers include Russell and Bromley, Carluccio's, Wagamama, Bang and Olufson, Strada and Sainsbury's Local



lot 46

Rent
£81,000
per annum
exclusive

Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 10007316.
For identification purposes only.

Location

Miles: 40 miles south of London
11 miles south of Sevenoaks
17 miles south-west of Maidstone

Roads: A21, A26, M25

Rail: Tunbridge Wells Railway Station

Air: London Gatwick Airport, London Heathrow Airport

Situation

Royal Tunbridge Wells is an affluent and popular commuter town approximately 40 miles south of Central London. The property is situated on the busy Mount Pleasant Road, some 50 metres north of Tunbridge Wells Railway Station and at its junction with Lonsdale Gardens. Nearby occupiers include Russell and Bromley, Carluccio's, Wagamama, Bang and Olufsen, Strada and Sainsbury's. The property benefits from being equidistant between the historic centre of The Pantiles and the Royal Victoria Shopping Centre and the pedestrian flow between the two.

Description

The property comprises a ground floor banking hall with office accommodation and benefits from a return frontage on to Lonsdale Gardens.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be a **single block viewing** date for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/ Ancillary	156.90 sq m (1,689 sq ft)	ROYAL BANK OF SCOTLAND PLC (1)	15 years from 11/11/2005 on a full repairing and insuring lease	£81,000	11/11/2015 (10/11/2020)
Totals		156.90 sq m (1,689 sq ft)			£81,000	

(1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers (Source: www.rbs.com). The Royal Bank of Scotland plc is majority owned by the UK Government (www.investors.rbs.com)

(2) The lease provides for a tenant option to determine the lease on 11th November 2015 on providing 6 months written notice. The Tenant has NOT exercised this break option and the notice period has now passed.

For further details please contact:

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

Alec Linfield
Tel: +44 (0)20 7034 4860.
Email: alec.linfield@acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

DENTONS

Seller's Solicitors:

Sylvester Amiel Lewin & Horne LLP
Pearl Assurance House, 319 Ballards Lane,
Finchley, London N12 8LY.
Tel: +44 (0)20 8446 4000.
Email: brucelewin@sylvam.co.uk
Ref: Bruce Lewin.