

lot 43

96 High Street Tonbridge, Kent TN9 1AP

Rent
£78,000
per annum
exclusive

Freehold Restaurant and Residential Investment

- Ground floor restaurant with three flats above let on ASTs
- Restaurant let until June 2026 (no breaks)
- Excellent town centre location close to Waitrose, Pizza Express and J D Wetherspoon
- Close to Tonbridge Castle in popular commuter town
- VAT-free investment



Location

Miles: 5 miles north of Tunbridge Wells
7 miles south-east of Sevenoaks
30 miles south-east of Central London
Roads: A21, A26, M25
Rail: Tonbridge Railway Station
Air: Gatwick Airport

Situation

The property is situated on the western side of the High Street, the main retail thoroughfare in Tonbridge, opposite Medway Wharf Road. Nearby occupiers include Waitrose Supermarket, Peacocks, JD Wetherspoon, 99p Stores, Starbucks, Pizza Express, Monsoon, Boots Opticians and WH Smith. Tonbridge Castle is located a short walk away.

Description

The property comprises a ground floor restaurant with three self-contained flats above arranged on the first, second and third floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews	
Ground	Restaurant	220.50 sq m (2,373 sq ft)	SAPKOTA ENTERPRISE LIMITED WITH A PERSONAL GUARANTEE (t/a Oriental Buffet Club) (1)	25 years from 14/06/2001 until 13/06/2026	£54,000	08/06/2016 and five yearly thereafter	
First	Residential	One Bed Flat	AN INDIVIDUAL	2 years from 01/09/2013 (holding over)	£8,100(2)	-	
Second	Residential	One Bed Flat	AN INDIVIDUAL	1 year from 25/06/2014 (holding over)	£7,800(2)	-	
Third	Residential	One Bed Flat	TWO INDIVIDUALS	1 year from 19/01/2015	£8,100(2)	-	
Total Commercial Areas					220.50 sq m (2,373 sq ft)	£78,000	

- (1) The vendor holds a 6 month rent deposit
(2) Please note these rents are annualised rents.

For further details please contact:

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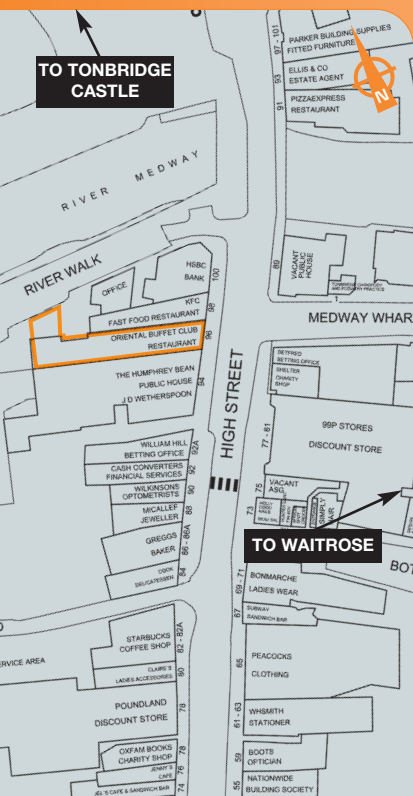
Buyer's Legal Report Service

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