

## 60 Calverley Road Royal Tunbridge Wells, Kent TN1 2TD

### Freehold Retail and Residential Investment

- Ground floor and Basement let to Rohan Designs Limited
- Includes a self-contained 4 bedroom flat
- Residential redevelopment potential (subject to consents)

- Affluent and popular commuter town
- Opposite Royal Victoria Place Shopping Centre
- Nearby occupiers include Marks & Spencer, BHS, Topshop/Topman, Boots the Chemist, Superdrug and Waterstones

lot 1

Rent  
**£60,000**  
per annum  
exclusive  
(3)

On behalf of  
Insolvency  
Practitioners

**Deloitte.**



#### Location

Miles: 5 miles south of Tonbridge  
12 miles south of Sevenoaks  
35 miles south-east of London  
Roads: A26, A21, M25 (Junction 5)  
Rail: Tunbridge Wells Railway Station  
Air: London Gatwick Airport, London Heathrow Airport

#### Situation

Royal Tunbridge Wells is an affluent and popular commuter town approximately 35 miles south-east of Central London. The property is prominently situated on the south side of pedestrianised Calverley Road, close to its junction with Monson and Camden Roads and opposite Royal Victoria Place Shopping Centre. Nearby occupiers include Marks & Spencer, BHS, Topshop/Topman, Boots the Chemist, Superdrug and Waterstones.

#### Description

The property comprises ground floor retail accommodation with ancillary accommodation in the basement (accessed via a trap door). The first, second and third floors comprise a self-contained 4 bedroom flat accessed from Newton Road to the rear.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review		
Basement	Ancillary	45.52 sq m	(490 sq ft)	ROHAN DESIGNS LIMITED (1)	10 years from completion of the lease (2) (3)	£60,000 (3)	Fifth anniversary of the term		
Ground	Retail/Ancillary	104.33 sq m	(1,123 sq ft)						
First, Second & Third 4 Bedroom Flat		Not Measured		VACANT POSSESSION					
Total Commercial Area		149.85 sq m	(1,613 sq ft)	£60,000 (3)					

- (1) For the year ending 31st January 2015, Rohan Designs Limited reported a turnover of £27,252,000, pre-tax profits of £2,292,000 and a total net worth of £3,275,000. (Source: Experian Group 06/01/2016)  
 (2) The lease is in solicitor's hands and is due to complete imminently.  
 (3) The lease will provide for a tenant option to determine on the 5th anniversary of the term, subject to 6 months' prior written notice. The tenant is to benefit from a six month rent free period. The seller has agreed to adjust the completion monies so that the property will produce £60,000 p.a.x from completion.

#### For further details please contact:

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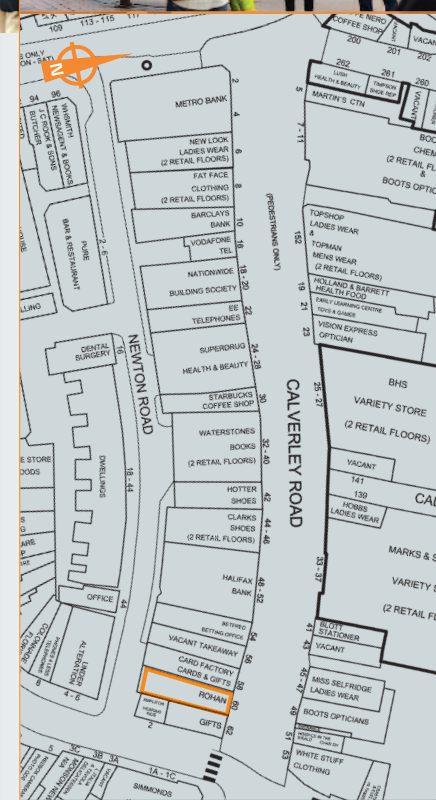
#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details



#### Seller's Solicitors:

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