

lot 26

46 Monson Road
Tunbridge Wells, Kent TN11 1LU

Rent
£29,742.03
per annum
exclusive

Freehold Retail and Residential
Investment

- Entirely let to Johnson Cleaners UK Limited
- Three bedroom maisonette on uppers

- Located in an affluent and popular commuter town
- Nearby occupiers include Prezzo, WH Smith, J D Wetherspoon and Patisserie Valerie



Location

Miles: 5 miles south of Tunbridge
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 situated at the western end of Monson Road, close to its junction with Mount Pleasant Road, which provides direct access to the pedestrianised retailing pitch of Calverley Road and the Royal Victoria Shopping Centre. Nearby occupiers include Prezzo, WH Smith, J D Wetherspoon and Patisserie Valerie.

Description

The property, a Grade II listed building, comprises a ground floor retail unit with a self-contained three bedroom maisonette arranged over first and second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	125.37 sq m (1,349 sq ft)	JOHNSON CLEANERS UK LIMITED (1)	15 years from 24/06/2006 until 23/06/2021 on a full repairing and insuring lease (2)	£29,742.03	24/06/2016 (3) (4)
First & Second	Residential	3 Bedroom Maisonette (5)				
Total Commercial Area		125.37 sq m (1,349 sq ft)				

- (1) Johnsons Dry Cleaners are the UK's leading provider of dry cleaning services for clothing and other items, with a network of conveniently located stores nationwide. Johnsons Dry Cleaners are part of Johnson Service Group, which has been in business for over 200 years. (Source: www.johnsoncleaners.com 12/01/2016)
- (2) The Seller is holding a rental deposit. Please refer to the legal pack.
- (3) It has been agreed that there will be no rental increase at the 24th June 2016 rent review.
- (4) The lease provides an option to determine on 24th June 2019.
- (5) The residential maisonette has been sublet.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.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

Seller's Solicitors:

Fladgate LLP
16 Great Queen Street, London WC2B 5DG.
Tel: +44 (0)20 3036 7250.
Email: gcohen@fladgate.com
Ref: Gavriel Cohen.



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