46 Monson Road Tunbridge Wells, Kent TN1 1LU

lot 26

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

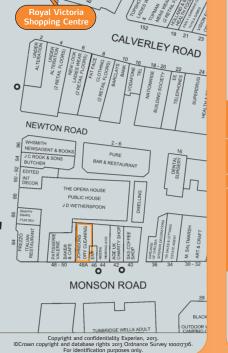
Nearby occupiers include Prezzo, WH Smith, J D Wetherspoon and Patisserie Valerie



Freehold. VAT

VAT is applicable to this lot.

Six Week Completion



Tunbridge Wells Railway Station London Gatwick Airport, London Heathrow Airport Rail: Air:

Gwen Thomas

www.acuitus.co.uk

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.

Tenancy and accommodation

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Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground First & Second	Retail Residential	125.37 sq m (1,349 sq ft) 3 Bedroom Maisonette (5)		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)
Total Commercial Area 125.37 sq m (1,349 sq ft)				£29,742.03		
(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, lobasons Dry Cleaners are part of lobason Service Group, which has been in business for over						

200 years. (Source: www.johnsoncleaners.com 12/01/2016)

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.

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