

133 High Street,  
Tonbridge, Kent TN9 1DH  
Virtual Freehold Retail Investment

Lot 57

£22,500 per annum  
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	111.9 sq m (1,205 sq ft)	LEADERS LIMITED (1)	10 years from 21/09/2017 on a full repairing and insuring lease	£22,500	21/09/2022 (20/09/2027)
<b>Total</b>		<b>111.9 sq m (1,205 sq ft)</b>			<b>£22,500</b>	

(1) Leaders Limited was established in 1983 and is one of the largest independent residential property groups in the UK, with over 120 branches (Source: <https://www.leaders.co.uk>). Leader is rated by Experian as "Below Average Risk".

Key Details

- Let to Leaders Limited until 2027 (no breaks)
- Town centre location
- Affluent London commuter town
- Neighbouring occupiers include Lloyds Bank, NatWest Bank, Bracketts Chartered Surveyor, Ward & Partners and Baldwins Travel

Location

Miles: 30 miles south-east of Central London  
4 miles north of Tunbridge Wells  
16 miles south-west of Maidstone  
Roads: B2260, A26, A21, M25  
Rail: Tonbridge Railway Station  
Air: London Gatwick Airport

Situation

Tonbridge is an affluent West Kent market town. The property is prominently located on the west side of High Street (B2260), in an established estate agent pitch. Neighbouring occupiers include Lloyds Bank, NatWest Bank, Bracketts Chartered Surveyors, Ward & Partners and Baldwins Travel.

Description

The property comprises ground floor retail accommodation. The property forms part of a larger building that has recently been converted to residential flats.

Tenure

Virtual Freehold. Held for a term of 999 years from 22/09/2017 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at [acuitus.co.uk](http://acuitus.co.uk).



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