



**6 WEEK COMPLETION**



**SITUATION**

Located in this established parade opposite a **Kall Kwik** and within close proximity of Tunbridge Wells Railway Station. Tunbridge Wells is an affluent spa town which lies some 40 miles south-east of Central London and 35 miles north-east of Brighton, on the A21 which links to the M25 (Junction 5).

**PROPERTY**

A terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on part ground, first and second floor levels. In addition, the property benefits from a **Rear Garden** and **Garage**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 80 (Ground Floor Shop)	Gross Frontage 18'2" Internal Width 16'8" Shop Depth 16'4" Built Depth 32'7" WC	<b>T. Elsdale t/a Gill Wing Retail (Farm Foods)</b> <b>(The tenant owns a nearby farm and uses the shop to sell the produce)</b>	5 years from 13th July 2012	£7,000	FRI
No. 80A (Part Ground, First & Second Floor Flat)	4 Rooms, Kitchen, Bathroom/WC* Plus Rear Garden and Garage	<b>2 Individuals</b>	1 year from 25th May 2013	£10,200	AST
No. 82A (Part Ground, First & Second Floor Flat)	3 Rooms, Kitchen, Shower Room/WC*	<b>2 Individuals</b>	1 year from 13th February 2013	£9,000	AST
<b>TOTAL</b>				<b>£26,200</b>	

\* Not inspected by Barnett Ross

**£26,200 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Grant Argent & Co – Tel: 020 8452 7651  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts