



SITUATION

Occupying an excellent trading position adjacent to **The Opera House, Wetherspoon Public House** and amongst such occupiers as **WH Smith, Thomas Cook, Specsavers, Body Shop, HSBC Bank** and many others. Tunbridge Wells is an attractive and prosperous commuter town located some 9 miles south of Sevenoaks and 15 miles south-west of Maidstone adjacent to the A21 which provides a direct link to the M25.

PROPERTY

An attractive property comprising a **Ground Floor Shop with Basement** plus separate front access to a **Self-Contained Flat** above.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

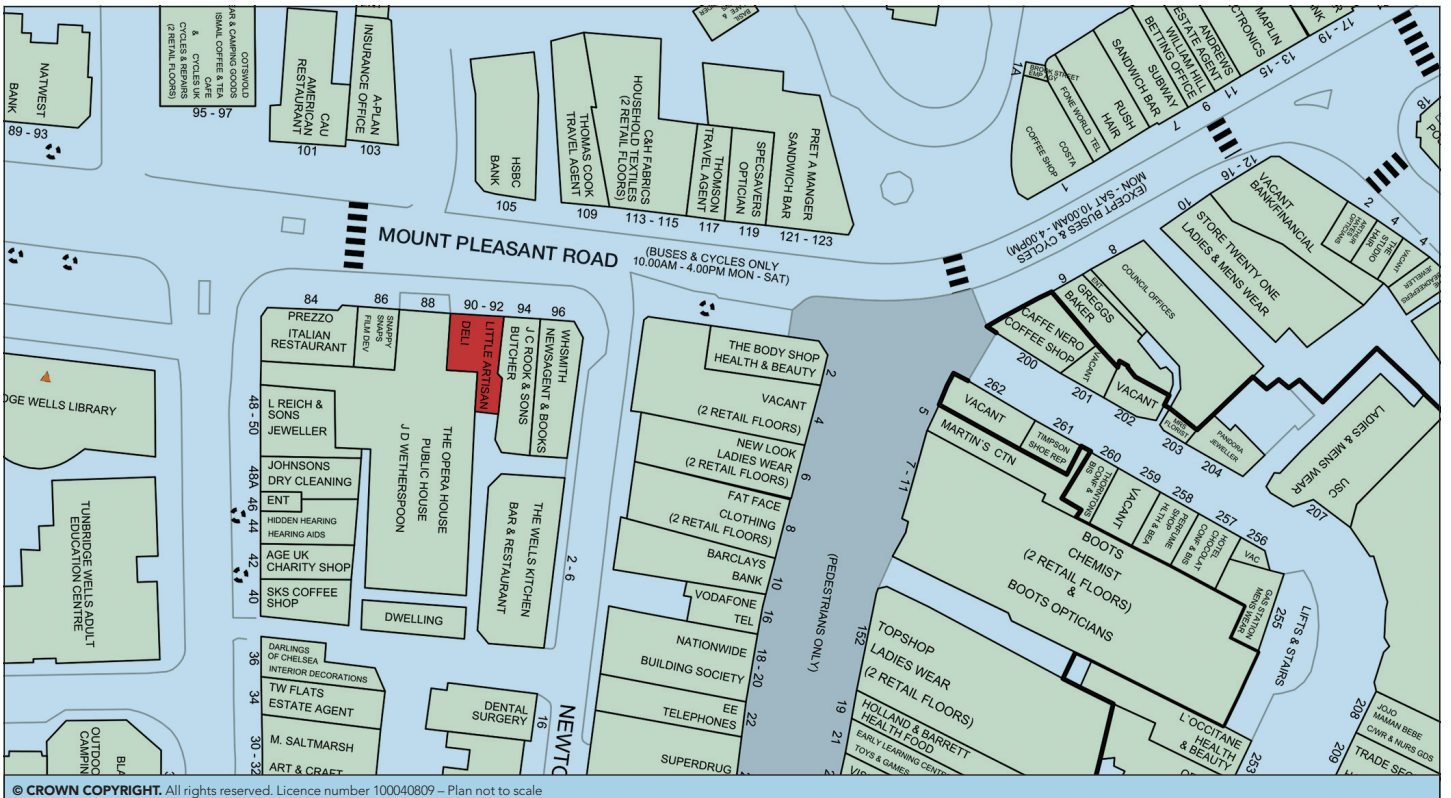


Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 17'4" Internal Width 19'7" (max) Shop Depth 27'3" Basement Area Approx 400 sq ft WC	North Laine Ltd (Furniture and gifts) (Having 2 branches)	5 years from 20th October 2014	£25,000	FRI
First & Second Floor Flat	Not Inspected	2 Individuals	125 years from 22nd September 2010	£100	FRI
TOTAL				£25,100	

£25,100 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page



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VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts