



SITUATION

Located at the junction with Lamberts Yard in the prime retail position within this busy High Street, diagonally opposite **The Pavilion Shopping Centre**, adjacent to **Caffé Nero** and amongst such other multiple retailers as **WH Smith, Boots, McDonald’s, Vodafone, Halifax, Holland & Barrett, Monsoon, EE** and **Clintons**.

Tonbridge is an affluent Kent town approximately 28 miles south-east of central London, 12 miles from Maidstone and 5 miles north of Tunbridge Wells. In addition, the M25 (Junction 5) is easily accessible.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate rear drive-in access via Camberly Yard to **4 Self-Contained Flats** on the first and second floors.

VAT is payable in respect of this Lot (TOGC available)

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 36 (Ground Floor Shop)	Internal Width 17'10" Shop Depth 30'9" Built Depth 40'0" WC	Mahn Van Nguyen (Nail bar)	8 years from 20th September 2010 (see Note 1)	£22,000	FRI by way of service charge. Note 1: A reversionary lease has been agreed with the tenant, but not completed, for a further 6 years from 20/9/18 at £22,000 p.a.
No. 38 (Ground Floor Shop)	Internal Width 12'6" Shop Depth 29'10" Built Depth 40'1" WC	Wood & Pilcher Tonbridge Wells Ltd (Estate Agents having 5 branches)	10 years from 17th May 2013	£18,000	FRI by way of service charge (internal repairing covenant is subject to a schedule of condition). Rent Review and Tenant’s Break May 2018
First & Second Floor (4 Flats)	Not inspected	Various	Each 250 years from 9th February 2016	Peppercorn	Each FRI
TOTAL				£40,000	

£40,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

Note 2: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

* 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