



SITUATION

Located in the heart of the town centre, on a prominent corner position at the junction with Lingfield Road, adjoining **Costa Coffee** and amongst such multiples as **Waitrose, Lloyds Bank, Domino's, Tesco Express, Costcutter, Day Lewis Opticians** and others.

Edenbridge is an attractive Market Town in the Sevenoaks district of Kent lying approximately 10 miles west of Tonbridge and 10 miles north-west of Royal Tunbridge Wells, enjoying good road access via the A21 and A22 to the M25.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 66 High Street (Ground Floor Double Shop)	Gross Frontage 31'7" Internal Width 28'4" widening at rear to 34'3" Built Depth 41'5" Area Approx. 1,200 sq.ft. 3 WC's	Coral Estates Limited (See Tenant Profile)	15 years from 2nd December 2005	£30,000	FRI
Nos. 2a & 2b Lingfield Road (2 Flats - First & Second Floors)	Not inspected	Various	Each 125 years from 5th January 2007	£200 (£100 per flat)	Each FRI Ground Rent doubles every 25 years.
TOTAL				£30,200	

PROPERTY

A corner Grade II Listed building comprising a **Large Ground Floor Double Fronted Betting Shop** with separate rear access to **2 Self-Contained Flats** on first and second floor level. In addition the property benefits from a parking area at the rear for at least 4 vehicles.

Note 1 We understand this is the only Betting Shop in Edenbridge.

Note 2: In accordance with 5.5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to the auction.

TENANT PROFILE

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores (www.coral.co.uk). For Y/E 31/12/16, Coral Racing Limited reported a T/O of £867.4m, Pre-Tax Profit of £91.2m and Shareholders' Funds of £215.8m.

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

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 £750 (including VAT) upon exchange of contracts