

IN THE SAME FAMILY OWNERSHIP FOR APPROX. 27 YEARS



SITUATION

Located close to the junction with Beulah Road and adjacent to a public car park, in this established retail parade, within close proximity of the town centre.

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 (Junction 5).

VAT is applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 126 (Ground Floor Shop)	Internal Width 16'2" Shop Depth 23'5" WC Plus 1 Car Space	G. Clark (Butcher)	6 years from 1st July 2017 (excl. s24-28 of L & T Act 1954)	£6,750	FRI Rent Review and Tenant's Break June 2020. £1,687.50 + VAT Rent Deposit held.
No. 126a (Ground Floor Shop)	Internal Width 15'9" Shop Depth 23'4" WC Plus 1 Car Space	A. Gholami (Tailoring & Alterations)	6 years from 11th May 2016 (excl. s24-28 of L & T Act 1954)	£6,000	FRI Rent Review and Tenant's Break May 2019. £1,500 + VAT Rent Deposit held.
No. 126b (Ground Floor Shop)	Internal Width 19'10" Shop Depth 18'4" WC Plus 1 Car Space	VACANT			Previously let at £6,500 p.a.
No. 126c (Ground Floor Shop)	Internal Width 15'9" Shop Depth 24'8" WC Plus 1 Car Space	Whippersnippers Limited (with personal guarantor) (Children's Hairdressers)	6 years from 16th May 2016 (excl. s24-28 of L & T Act 1954)	£6,000	FRI Rent Review and Tenant's Break May 2019. £1,500 + VAT Rent Deposit held.

PROPERTY

Forming part of this modern, purpose built development, comprising **4 Ground Floor Shops**. In addition the property includes **4 Parking Spaces** at the rear.

TENURE

Leasehold for a term of 999 years from 1st September 1996 at a Peppercorn ground rent.

Note: 6 Week Completion.

£18,750 p.a. Plus Vacant Shop

TOTAL	£18,750 Plus Vacant Shop
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The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

VENDOR'S SOLICITORS
Wace Morgan Tomleys – Tel: 01686 806 500
Ref: Ms Claire Jenkins – Email: claire.jenkins@wmlaw.co.uk

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