



FOR SALE Total NIA approx. 283.42 m² (3,050 sq. ft)
Freehold investment with development potential (STP & VP)
158 HIGH STREET & 2A BANK STREET, TONBRIDGE, KENT, TN9 1BB / TN9 1BL

est. 1828
bracketts

EXECUTIVE SUMMARY

- FREEHOLD INVESTMENT SALE
- AFFLUENT KENT COMMUTER TOWN
- PRODUCING £32,500 PA INCOME
- OFFERS IN EXCESS OF £495,000 INVITED
- MULTI LET TO RPC LAND & NEW HOMES LTD, WARNERS LAW LLP, BURNS & CO (ACCOUNTANTS) LTD, & CITRUS HEALTHCARE CONSULTING LIMITED
- DEVELOPMENT POTENTIAL STP & VP

Subject to contract and proof of funds

LOCATION

Tonbridge is a thriving market town with a resident population of approximately 40,000. The town offers an excellent range of retail and leisure facilities with many High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local pubs. It boasts a fine example of a 'Motte and Bailey' castle built in the 13th century, set on the banks of the river Medway.

Tonbridge mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 35 – 50 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21 dual carriageways.

158 is situated directly on the High Street, whereas Bank Street has a return on Jeffreys Passage (which is a pedestrian alley linking Bank Street to High Street). The property(s) are located to the Northern end of the High Street, around 0.4 miles from Tonbridge Station, and close to the town's shops.

DESCRIPTION

158 High Street

A mid-terrace three storey property with basement. The building has been divided to comprise a split level ground floor, first floor, second floor and basement.

The ground floor provides split floor accommodation and is fully fitted as estate agents. The first and second floors comprise of office accommodation with a number of cellular rooms on each floor. There are two entrances leading directly from the High Street, one into the Ground Floor accommodation and another to the upper accommodations.

2A Bank Street

The property comprises a 2-storey period building of brick construction providing office cellular office space to the first floor (accessed via an entrance hall from Jeffreys Passage), which is let to Burns & Co (Accountants) Ltd.

Directly beneath the offices, fronting Bank Street is a garage which is accessed via two garage doors. The accommodation is let to Warners Law LLP for storage.

We are advised that mains services are connected, albeit there is no Gas provision at the property.

TENURE

The freehold of the building to be sold, with the benefit of the occupational leases.

GUIDE PRICE

Offers in excess of £495,000

VAT

We are informed VAT is currently applicable to the ground floor garage only. Further information available on request.

PLANNING

We are led to believe that the property benefits from Class E use and the front portion of the property is Grade II listed. Interested parties are advised to make their own enquires with the local planning authority.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicates the Rateable Values for the property are:

RPC Land	GF & FF	£15,850	Shop and premises
Citrus HC	2nd Flr	£TBC	Office and premises
Warners	GF	£3,350	Garage and premises
Burns & Co	GF & FF	£11,250	Office and premises

EPC

58 High Street :

Ground Floor Premises - **75 C**

1st Floor - **89 D**, 2nd Floor – **72 C**

2a Bank Street :

Offices and Garages - **86 D**



TENANT INFORMATION

Burns & Co (Accountants) Ltd were incorporated in March 2009. Burns & Co are a family run firm of Chartered Certified Accountants.

Warners Law LLP are a firm of solicitors established in 1785, with offices in Tonbridge and in Sevenoaks.

Warners Law LLP were incorporated as an LLP in June 2006.

RPC Land & New Homes Ltd are a well-established regional estate agency, incorporated in March 1999.

Citrus Healthcare Consulting Ltd is a healthcare consultancy firm, advising NHS and private clients, incorporated in July 2010.

LOCAL AUTHORITY

Tonbridge and Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ.

FLOOR AREAS

158 High Street

RPC - Ground Floor

Lower Front Office:	30.83 m ² (332 sq. ft)
Upper Rear Office:	26.18 m ² (282 sq. ft)
Kitchen:	2.09 m ² (22 sq. ft)
NIA approx.:	59.10 m ² (636 sq. ft)

RPC - First Floor

Office 1:	13.30 m ² (143 sq. ft)
Office 2:	15.83 m ² (170 sq. ft)
Office 3:	7.80 m ² (84 sq. ft)
NIA approx.:	36.92 m ² (397 sq. ft)

Citrus Healthcare Consulting Ltd - Second Floor

Office 1:	18.54 m ² (200 sq. ft)
Office 2:	17.52 m ² (189 sq. ft)
Office 3:	8.50 m ² (91 sq. ft)
NIA approx.:	44.56 m ² (480 sq. ft)

2A Bank Street

Warners Law LLP - Ground Floor

Garage	67.22 m ² (724 sq. ft)
NIA approx.	67.22 m ² (724 sq. ft)

Burns & Co Accountants – Ground & First Floor

Entrance Hall	12.84 m ² (138 sq. ft)
Office 1	31.63 m ² (340 sq. ft)
Office 2	23.03 m ² (248 sq. ft)
Office 3 / Store	8.13 m ² (88 sq. ft)
NIA approx.	75.63 m ² (814 sq. ft)

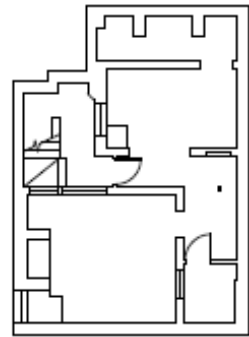
Total NIA 283.42 m² (3,050 sq. ft)

All areas are approximate and interested parties are advised to verify all measurements themselves.

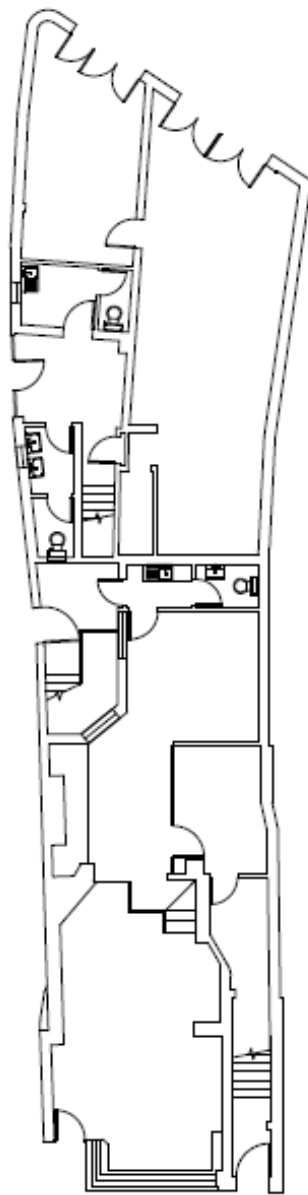
Tenancy schedule											
Address	Demise	Tenant	Type	Term	Start	R/R	Break	Expiry	Repair / insurance	Rent	L&T Act 1954
158 High Street	Ground Floor Premises	RPC Land & New Homes Ltd	Office	6 years	03/01/2020	03/01/2023	02/01/2023	02/01/2026	Effective FRI	£11,500	Inside
158 High Street	First Floor Premises	RPC Land & New Homes Ltd	Office	6 years	03/01/2020	03/01/2023	02/01/2023	02/01/2026	Effective FRI	£4,000	Inside
158 High Street	Second Floor Premises	Citrus Healthcare Consulting Ltd	Office	6 years	01/12/2023	01/12/2026	30/11/2026	30/11/2029	Effective FRI	£5,000	Inside
2a Bank Street	Ground Floor + First Floor Premises	Burns & Co (Accountants)	Office	5 years	06/04/2021	06/04/2024	05/04/2024	05/04/2026	Effective FRI	£7,500	Inside
2a Bank Street	Garage Premises	Warners Law LLP	Storage	5 years	15/05/21	-	15/05/2024	14/05/2026	Limited Liability - contributes via capped service charge	£4,500	Outside

BANK STREET

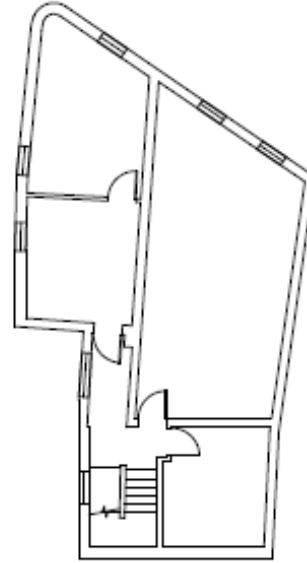
JEFFERYS PASSAGE



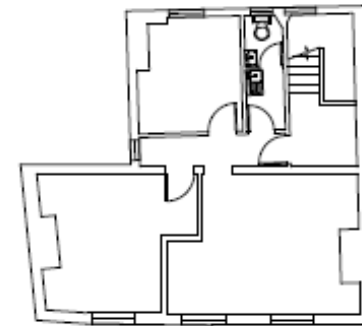
Basement



Ground Floor



First Floor

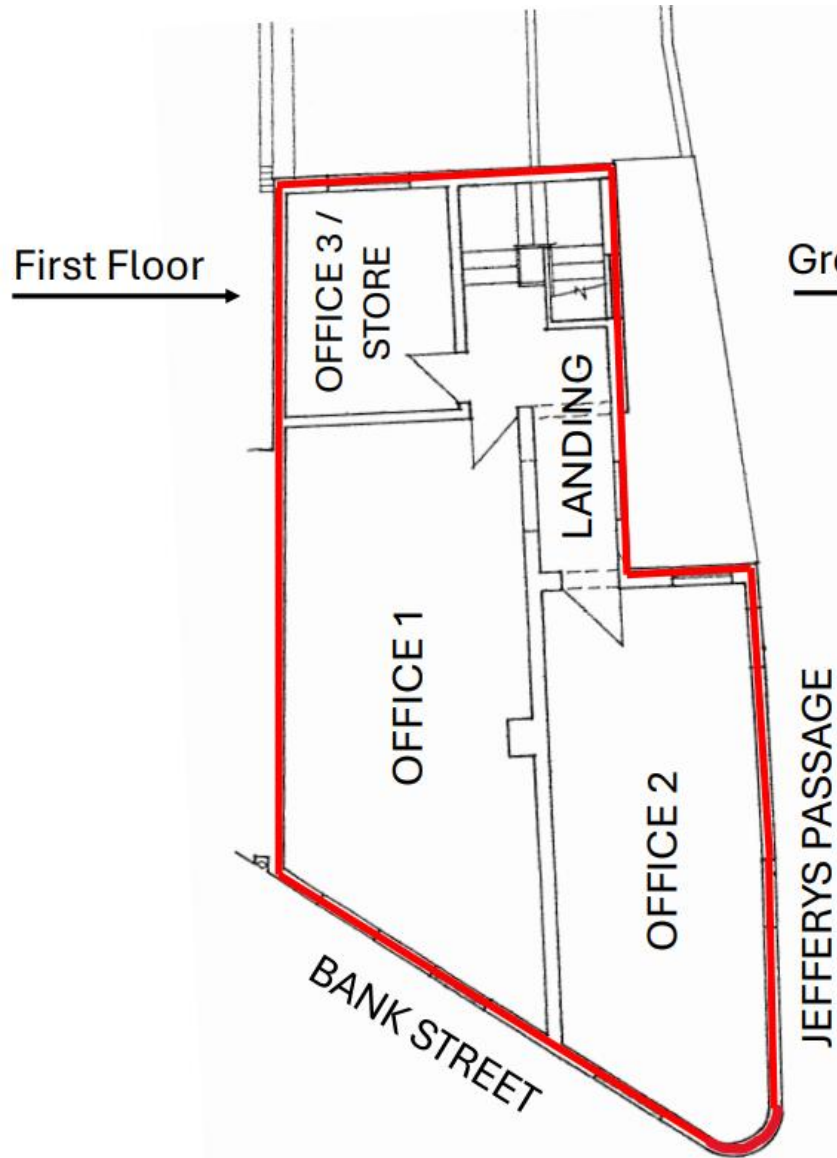


Second Floor

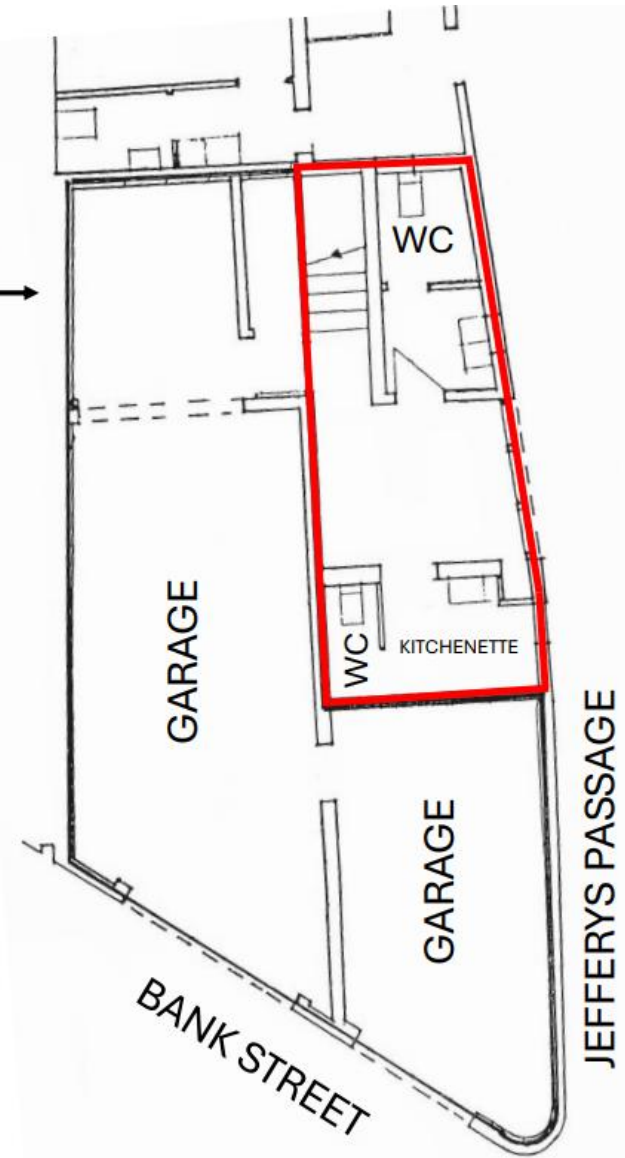


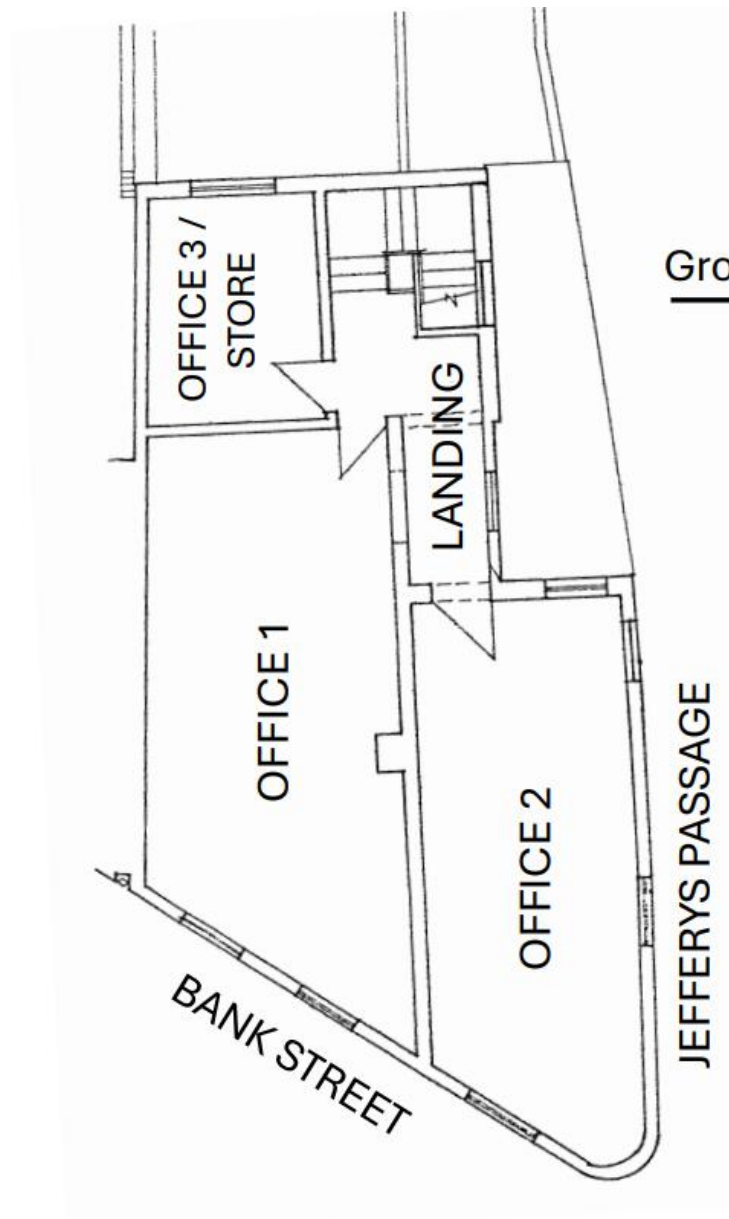
HIGH STREET

Indicative demonstration only

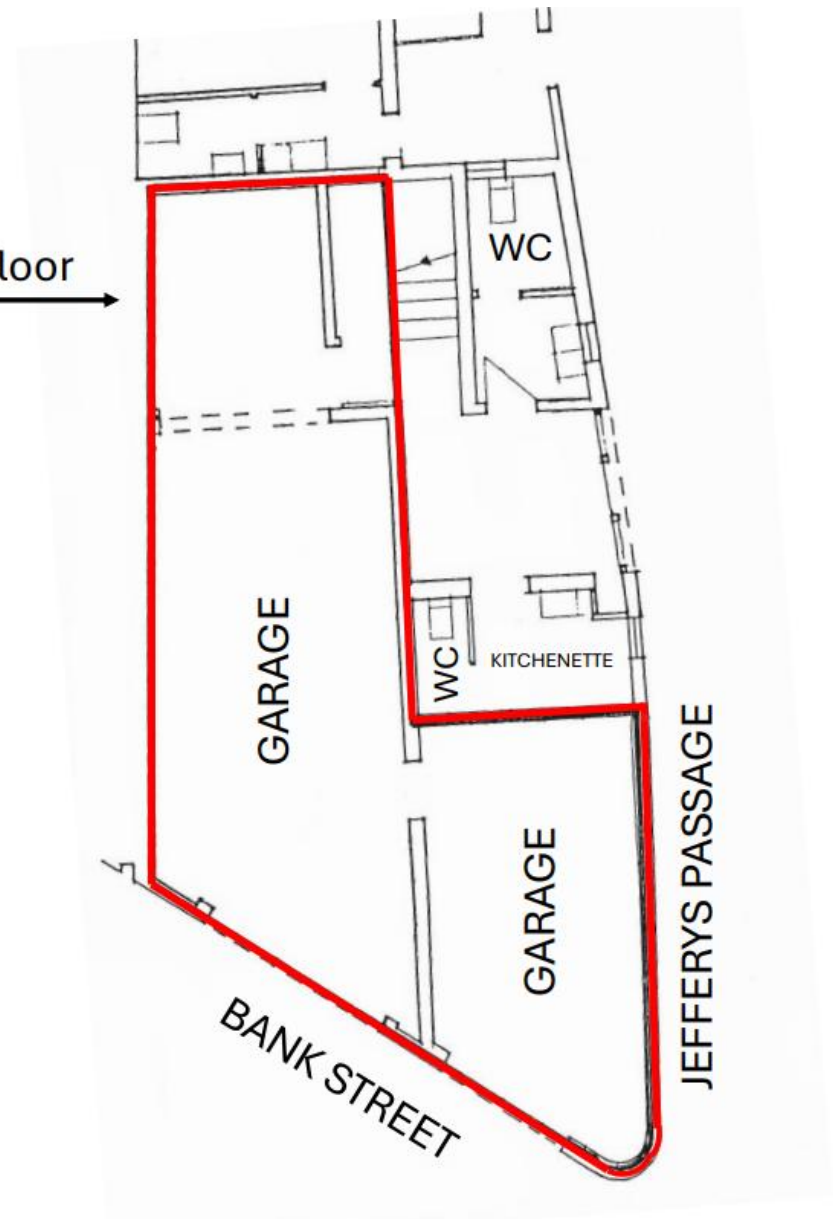


Ground Floor



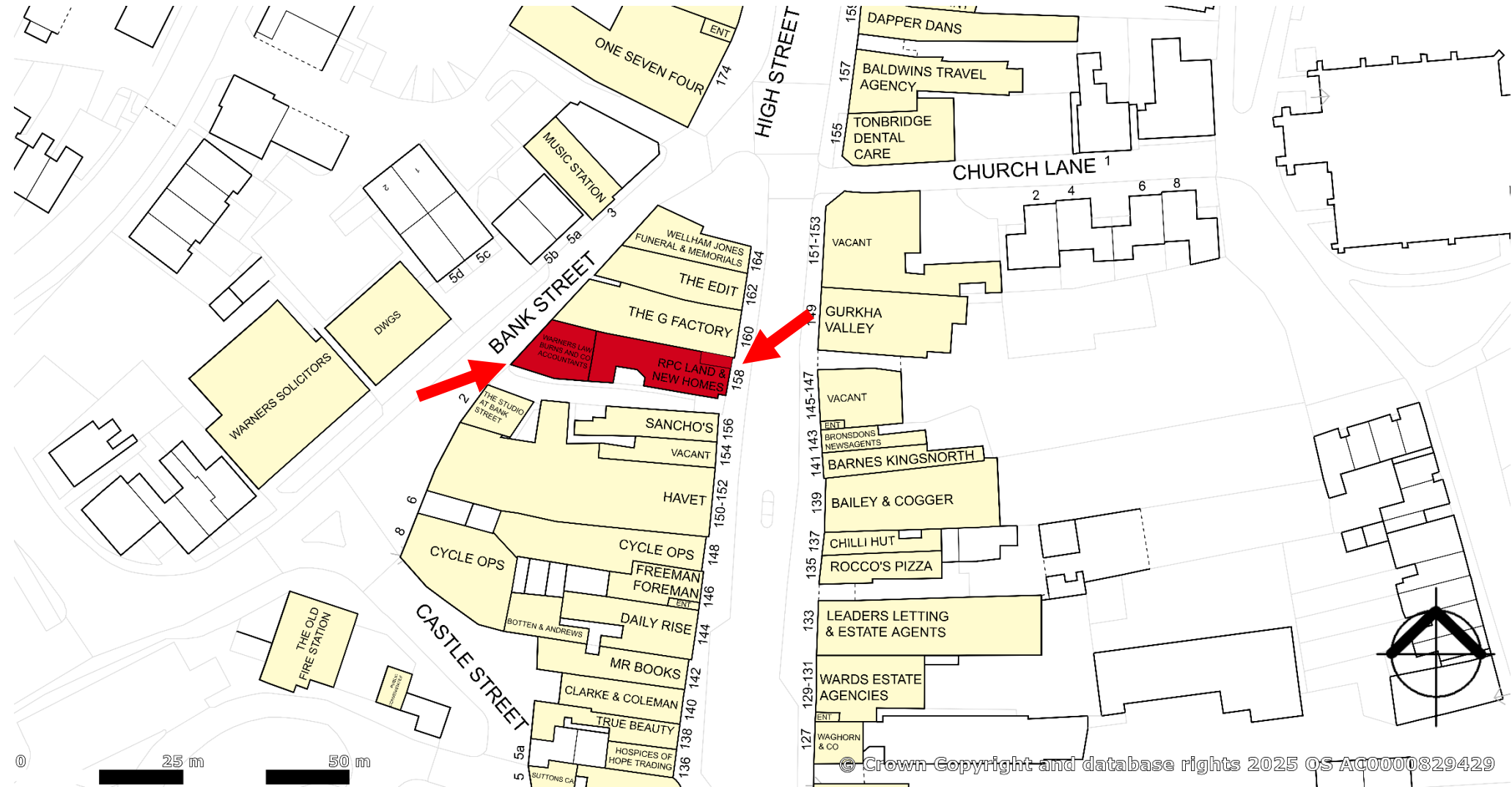


Ground Floor



2a Bank Street Part Ground Floor - Let to Warners Law LLP

Indicative red line for layout identification purposes only





INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

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