

est. 1828
bracketts



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FREEHOLD INVESTMENT SALE

Residential Property
Fully Let to Tonbridge
& Malling Borough
Council

FOR SALE

BRIDGE HOUSE

97-101 High Street

Tonbridge, Kent

TN9 1DR

On behalf of
S&O RESIDENCE LTD



KEY FEATURES

- Newly converted and extended residential development
- 19 Apartments: 7 one-bedroom and 12 two-bedroom units
- Prominent central location opposite Tonbridge Castle and the River Medway.
- Annual residential income: £309,500 per annum (secured)
- 10 year lease to Tonbridge & Malling District Council
- CPI-linked rent reviews capped at 4% annually, tenant break at year 5)

DESCRIPTION

The property comprises an end of terrace building comprising of 19 fully converted and refurbished high-quality apartments. The residential flats benefit from lift access (to all floors), secure undercroft parking (10 spaces) along with bicycle storage.

Select apartments boast private terraces, courtyards and scenic views over Tonbridge Castle and the River Medway.

LOCATION

The building occupies a prominent central position in the heart of the bustling Tonbridge High Street overlooking the historic Tonbridge Castle and the River Medway.

In the immediate vicinity there are an array national shops, restaurants and local services.

Transport Links: A short walk to Tonbridge railway station with a direct 40-minute train journey to London Waterloo. Close proximity to major roads (A21, M25 Junction 5). Short distance to Gatwick Airport (28 miles) and Eurotunnel (50 miles)



TENURE

Freehold for sale with the benefit of incoming producing tenancies as outlined below.

TENANT	COVENANT	LEASE
<p>Residential (Upper floors) - Tonbridge & Malling District Council (TMBC).</p> <p>Commercial (Ground floor) – The ground floor unit has been sold on a 999-year lease to a private individual, subject to a “peppercorn rent”.</p> <p>The owner is subject for their fair share of insurance and upkeep of the building.</p>	<p>TMBC latest statement, detailed information on their the revenue and capital out-turn and other relevant information can be downloaded on the following websites:</p> <p>https://www.tmbc.gov.uk/budgets-spending/learn-years-council-budget/3</p> <p>https://www.tmbc.gov.uk/downloads/file/4012/state-ment-of-accounts-2024-25</p>	<p>Residential (upper floors)</p> <p>Rent - £309,500 per annum exclusive</p> <p>Lease length - 10-year plus one day from 18th June 2025</p> <p>Reviews - CPI-linked rent reviews capped at 4% annually</p> <p>Break - Tenant break at year 5 in writing 30 days before the break</p> <p>Repairs - The Lessee is responsible for internal repairs and redecoration and fair wear and tear at the end of the lease.</p> <p>The Landlord is responsible for exterior, structure and lift. Internally, the Landlord shall keep the internal Common Parts lit and heated to the Tenant’s reasonable satisfaction and shall clean, maintain, repair and replace any lighting and heating machinery and equipment promptly when required.</p> <p>Copies of the occupational lease and long leasehold are available on a request.</p>

QUOTING PRICE

The quoting sale price is available on request.

RATES

To be confirmed.

EPC

All units have a valid EPC Certificates (between B and C) which do not expire until 2035.

VAT

VAT is not levied

LEGAL COSTS

Each party to be responsible for their own legal costs



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contract

Accommodation Schedule

			Net area m2	Net Area sq ft
GROUND FLOOR				
Retail area			147	1582
Ancillary areas				4088
car parking spaces			9	
cycle spaces			40	
			147	1582
FIRST FLOOR	Bed no		Area m2	Area sq ft
	1	1	44	474
	2	1	48	517
	3	2	70	753
	4	2	61	657
	5	2	57.7	621
	6	1	48.6	523
	7	2	68	732
Total lettable per flr			397.3	4277
Landlord area			61.9	666
Gross internal floor area			459.3	4943
SECOND FLOOR				
	8	1	45	484
	9	1	50	538
	10	2	68	732
	11	2	61	657
	12	2	59	635
	13	1	50	538
	14	2	69	743
Total lettable per flr			402	4327
Landlord area			62.4	672
Gross internal floor area			464.4	4999
THIRD FLOOR				
	15	1	48.5	522
	16	2	70.9	763
	17	2	59	635
	18	2	70.8	762
	19	2	79.6	857
Total lettable per flr			328.8	3539
Landlord area			46	495
Gross internal floor area			374.8	4034
TOTAL USUABLE INTERNAL AREAS				13725

All areas are approximate and verification is required



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VIEWING AND CONTACT DETAILS

Strictly by appointment through sole selling agents
Bracketts
Telephone: 01732 350503

Contact: Dominic Tomlinson
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SUBJECT TO CONTRACT & PROOF OF FUNDS

