



INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY

**FOR SALE**

**PRIME MIXED USE FREEHOLD INVESTMENT**

**3,4,5,6 HGH STREET, THE BROADWAY, HADLOW, TONBRIDGE, TN11 0BZ**

est. 1828  
**bracketts**

## EXECUTIVE SUMMARY

- FREEHOLD MIXED USE INVESTMENT SALE
- CURRENTLY PRODUCING £37,100 PER ANNUM
- TWO SELF-CONTAINED FLATS
- SCOPE FOR RENTAL UPLIFT

*Subject to contract and proof of funds*

## LOCATION

The property is situated in the centre of Hadlow in The Square, slightly set back from the main A26 Tonbridge to Maidstone road. Nearby retailers in the village include a McColl's as well as some independent hairdresser and beauty operators.

Hadlow is a modest sized village around 3 miles north of Tonbridge. The River Bourne runs through the village and the property is very close to the historic Hadlow Castle and St Mary's Church. Access to the M20/M25 is to the north at Wrotham. Buses pass through Hadlow and the nearest train station is at Tonbridge.

Tonbridge mainline station is around 4 miles to the south and 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.

## DESCRIPTION

An excellent opportunity to acquire a prominent and fully let mixed-use investment in the centre of Hadlow, comprising a ground floor retail unit together with two self-contained residential flats above.

The properties occupy a highly visible position fronting the A26/High Street within an established commercial and residential location. The buildings are of traditional brick construction beneath pitched tiled roofs, with glazed retail shopfronts at ground floor level and independent access to the residential accommodation above.

## GUIDE PRICE

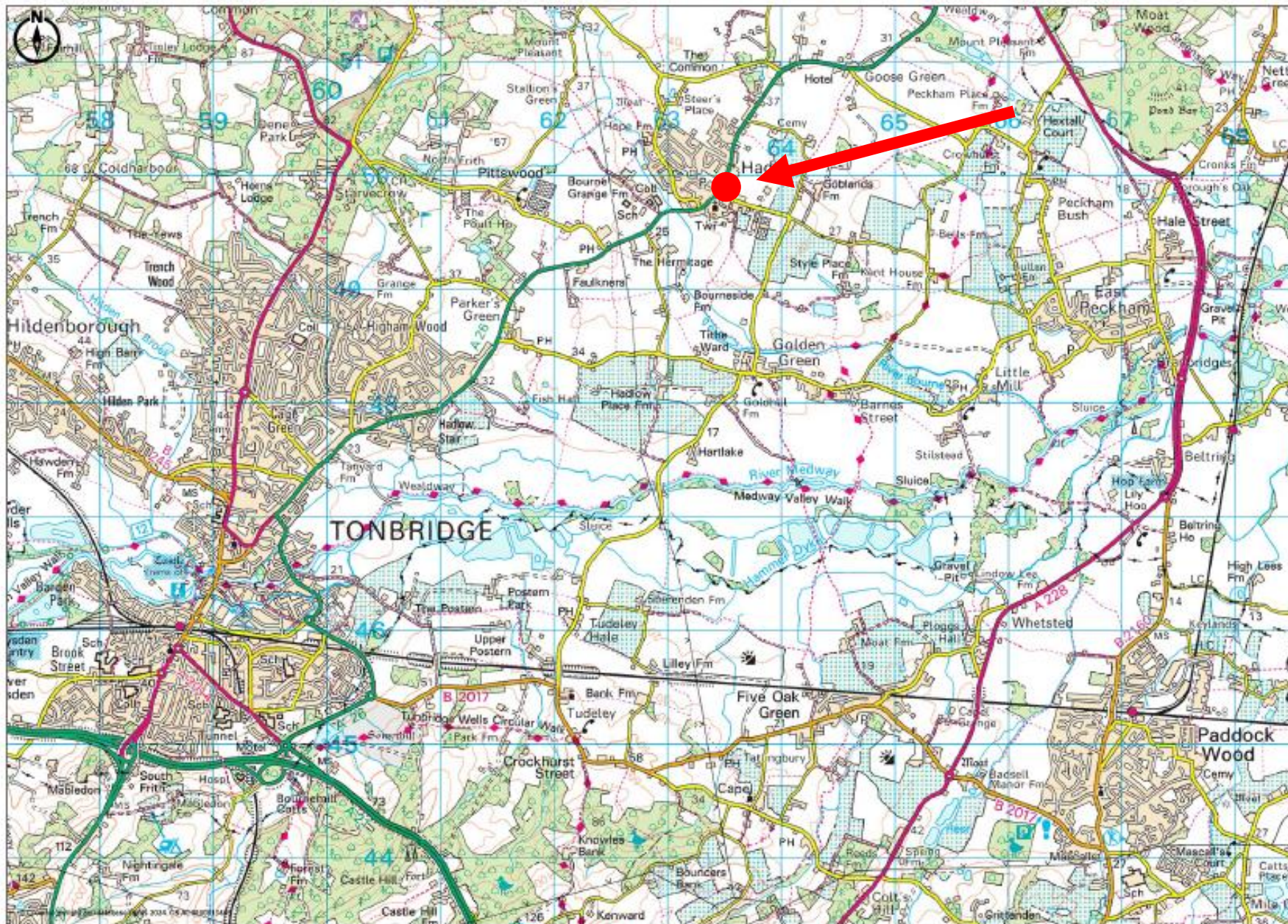
Price on application.

## VAT

We are informed VAT is levied

Tenancy schedule

Address	Demise	Tenant	Type	Term	Start	R/R	Break	Expiry	Repair / insurance	Rent	L&T Act 1954
4-6 Broadway	Ground floor premises + 3 bedroom flat	Hadlow Groceries & Off License	Retail + Residential	20 years Reversionary Lease (10 years)	28/09/2009 29/09/2029	29/09/2034	N/A	28/09/2039	FRI	£28,400	Inside
6a Broadway	First Floor + Second Premises	Private	AST	AST	14/07/2020	N/A	Annual Break		Deposit: £836.54	£8,700	Inside



## FURTHER INFORMATION & VIEWINGS

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

**01732 350 503**

**Joshua O'Brien**

Joshua.o'brien@bracketts.co.uk

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk



132 High Street

Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

### 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 contrary.