

FOR SALE - FREEHOLD - Mixed Use Investment Opportunity Royal Tunbridge Wells - Passing Rent £36,500 PA 64 Mount Pleasant Road & Flats 1, 2 & 3, 64 Mount Pleasant Avenue When experience counts...



FREEHOLD FOR SALE

A RARE OPPORTUNITY TO ACQUIRE A

SUBSTANTIAL MIXED-USE INVESTMENT

IN ROYAL TUNBRIDGE WELLS

64 Mount Pleasant Road & Flats I, 2 & 3, 64 Mount Pleasant Avenue Tunbridge Wells Kent

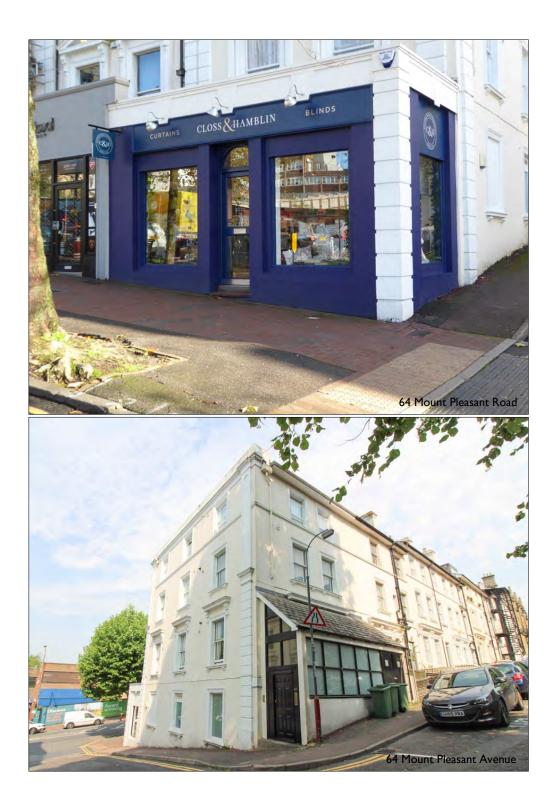
> PASSING RENT £36,500 PER ANNUM

GUIDE PRICE £1,300,000



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SUBJECT TO CONTRACT & PROOF OF FUNDS



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London with a resident population of around 100,000.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approx. I hour to the capital.

The property is situated on the eastern side of Mount Pleasant Road at its junction with Mount Pleasant Avenue. Nearby occupiers include Wagamama, Jones Bootmaker, Esquires, Jigsaw and Jo Jo Maman Bebe.

DESCRIPTION

An imposing mixed-use, multi let investment property in the centre of Royal Tunbridge Wells.

The property comprises prominent retail premises trading under the Closs & Hamblin fascia with three centrally heated residential dwellings above. All three flats are vacant.

TENURE

Freehold (Title K182291] subject to ground lease and occupational lease of the commercial element and the three ground leases of the flats above.

TENANCY SCHEDULE

Address	Туре	Tenant	Lease / Tenancy	Passing Rent
64 Mount Pleasant Road (Ground floor & basement)		Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41723] subject to lease: C & H Tunbridge Wells Limited (Co. no. 13820247) Guarantor : C & H Fabrics Limited (co. no. 00274554)	Lease for a term of 10 years from 11 February 2022 incorporating a rent review at 5th anniversary and a Ten- ant break at 3rd and 5th anniver- saries. Schedule of Condition and service charge cap. Rental Deposit of £9,125.	£36,500 per annum payable quarterly in advance
Flat I 64 Mount Pleasant Avenue	Res	Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41723] subject to vacant possession	VACANT	£0
Flat 2 64 Mount Pleasant Avenue	Res	Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41725] subject to existing AST to private individuals	VACANT	£0
Flat 3 64 Mount Pleasant Avenue	Res	Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41726] subject to existing AST to private individuals	VACANT	£0

GUIDE PRICE

 \pounds 1,300,000 [ONE MILLION, THREE HUNDRED THOUSAND POUNDS] - we anticipate that there will be a number of contracts and that values will be allocated accordingly.

VAT

We are advised that VAT is not applicable

VIEWING

Strictly by prior appointment Contact: Darrell Barber MRICS Tel: 01892 559507 Mob: 07739535468 Email: darrell@bracketts.co.uk

Or via our joint agent Durlings Tel: 01892 552500 Email: Rupert@durlings.co.uk

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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.

ACCOMMODATION

64 Mount Pleasant Road

Ground Floor	NIA approx. 935sq ft [86.8m ²]
Lower Ground Floor	NIA approx. 592sq ft [54.9m ²]

Flat I, 64 Mount Pleasant Avenue (First Floor)

Living / Kitchen / Dining	21'1" max x 15'1" max			
Bathroom	8'1" max x 5'9" max			
Boiler room	3'3" max x 3'5" max			
Bedroom	'7" max x '4" max			
Bedroom	13'6" max x 11'11" max			

Flat 2, 64 Mount Pleasant Avenue (Second Floor)

Living / Kitchen / Dining	21'2'' m
Bathroom	7'7" ma
WC / Boiler room	5'8'' ma
Bedroom	I 2'5" m
Bedroom	I 5'4" m
Storage above stairwell	not mea

21'2" max x 15'3" max 7'7" max x 5'7" max 5'8" max x 2'8" max 12'5" max x 9'7" max 15'4" max x 10'6" max not measured

Flat 3, 64 Mount Pleasant Avenue (Duplex - Third & Fourth Floors)

Third Floor:

Living
Bathroom
Store
Kitchen
Bedroom

21'2" max x 15'2" max 8'0" max x 6'0" max 5'9" max x 2'8" max 12'3" max x 9'11" max 15'5" max x 11'2" max

Fourth Floor:

Bedroom Shower room 12'7" max x 9'4" max (inc. area with hh <1.5m) 13'10" max x 5'5" max















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FLAT 1

FLAT 2



FLAT 3

