



INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY

**FREEHOLD FOR SALE** 252.40m<sup>2</sup> (2,716 SQ FT)

**COMMERCIAL INVESTMENT / DEVELOPMENT OPPORTUNITY**

**176 – 178, TONBRIDGE ROAD, HILDENBOROUGH, TN11 9HP**

**AVAILABLE WITH 3 SEPARATE PURCHASE OPTIONS**

est. 1828  
**bracketts**

## **AVAILABLE BY WAY OF SEPARATE PURCHASE OPTIONS**

### **1. Freehold Purchase of the Entire Building**

Including the ground floor commercial investment, together with residential accommodation / development opportunity (STP).

### **2. Long Leasehold Purchase**

999-year long leasehold interest of the ground floor commercial investment only.

### **3. Freehold Residential Accommodation Offering Development Potential (STP)**

Acquisition of the freehold of the whole building, including full vacant possession of the residential parts and the long leasehold of the ground floor commercial accommodation (subject to a peppercorn rent).

*Subject to contract and proof of funds*

## **LOCATION**

The property occupies a prominent position on Tonbridge Road in the centre of Hildenborough, a popular and affluent village location between Tonbridge and Sevenoaks. The property benefits from good road connections via the nearby A21, providing access to the M25 motorway network, whilst Hildenborough railway station is within easy reach and provides regular services to London Bridge, Charing Cross and Cannon Street.

## **DESCRIPTION**

The property comprises a mixed-use end-terrace building, arranged as a ground floor commercial unit with a separate adjoining 4 bedroom house on the ground floor and first floor.

The ground floor commercial accommodation is currently let to Shalford Pears (Property) Limited trading as James Millard Estate Agents, includes a sales area, stores, kitchen and WC facilities and currently produces an income of £12,000 per annum exclusive.

The residential accommodation benefits from side and rear garden areas and the property also includes a garage within the boundary.

## **GUIDE PRICE**

1. Freehold Purchase of the Entire Building - POA
2. Long Leasehold Purchase – POA
3. Freehold Vacant Possession Investment Residential – POA

## **VAT**

TBC

## ACCOMODATION

Ground Floor Commercial:	49.35m <sup>2</sup>	(531 sq ft)
Residential:	203.05m <sup>2</sup>	(2185 sq ft)
Total:	252.40m <sup>2</sup>	(2,716 sq ft)

*(all areas & measurements are approximate, and verification is recommended).*

## TENURE

The freehold of the property will be sold with the benefit of the occupational lease on the ground floor.

## TENANCIES

The ground floor is let to a private Shalford Pears (Property) Limited trading as James Milard's Estate Agents, by way of an effective full repairing and insuring lease.

## TENANT INFORMATION

Term:	10 years from 24 December 2021
Rent:	£12,000 per annum
Lease Expiry:	23 <sup>rd</sup> December 2031
Repairing Obligation:	Tenant responsible for internal repairs on a full effect and insuring basis
Insurance:	Landord insures; tenant reimburses

Rent Review: 24 December 2026

Break: 24 December 2026

L&T Act 1954: Included

Rent Deposit N/A

Personal Guarantor Upon Request

Permitted consent Class A1 now falling under Class E subject to Landlord's consent

## PLANNING

We have been advised that the ground floor benefits from Class E use planning consent. Interested parties are advised to make their own enquiries with the local planning authority.

## EPC

TBC

## BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA / Government Websites indicate that the property is assessed for rates as follows.

The unit is currently listed as 'Shop' with a Rateable Value of £10,750. The UBR for 2025/26 is p in the 50.8p

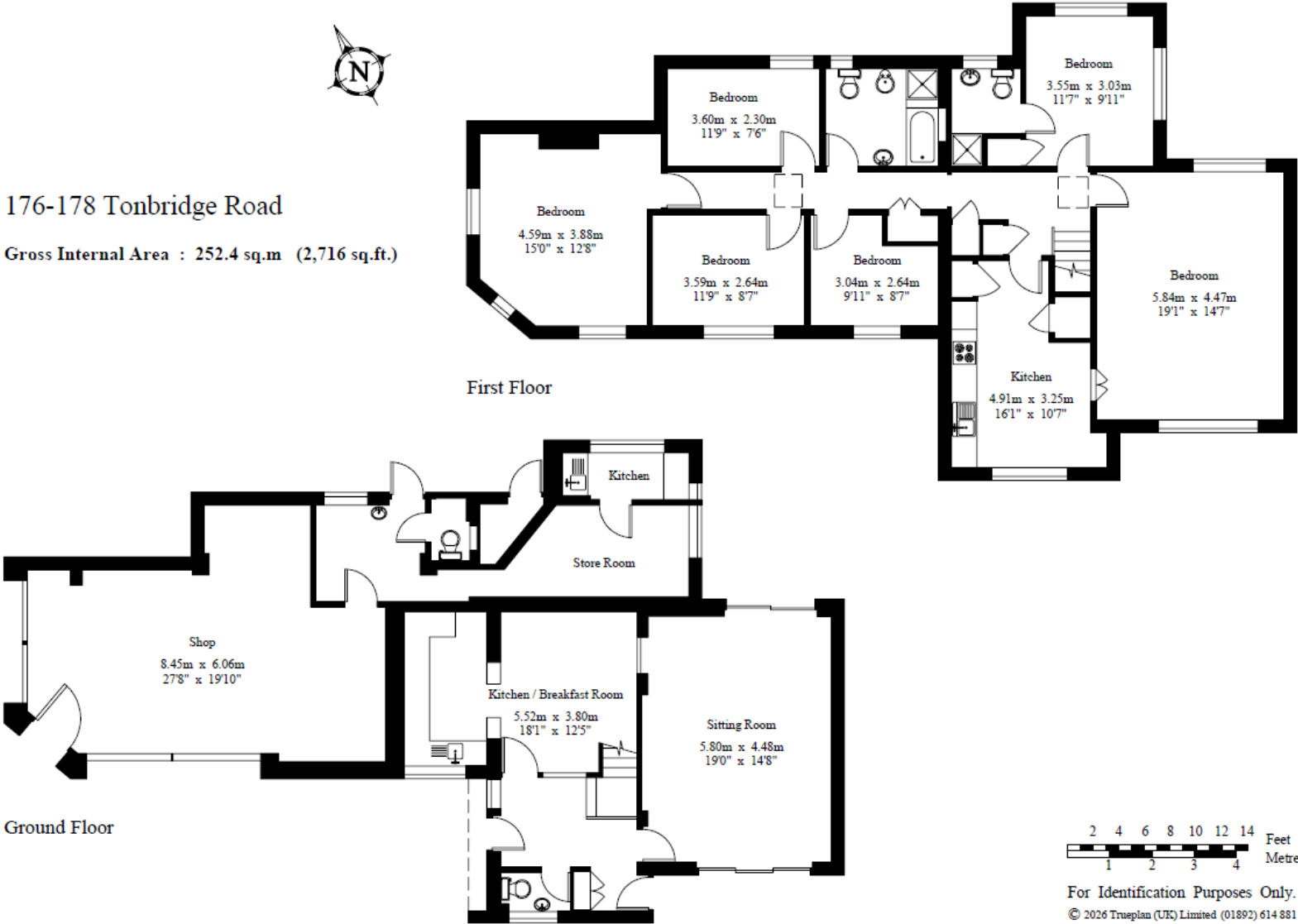
Council Tax – Band F

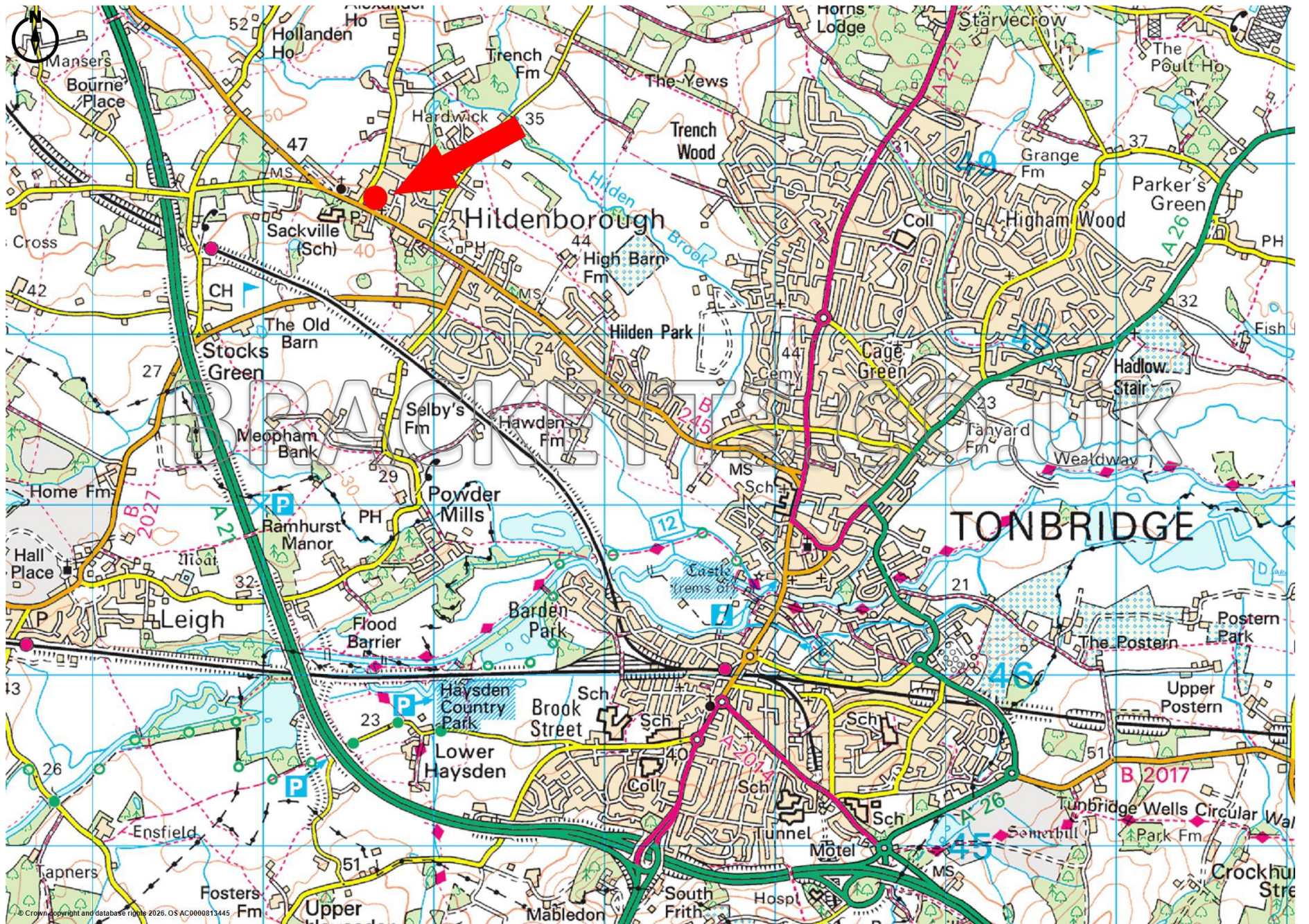
## LOCAL AUTHORITY

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

*Subject to contract and proof of funds*

# FLOOR PLANS









# FREEHOLD FOR SALE

## COMMERCIAL INVESTMENT WITH DEVELOPMENT OPPORTUNITY

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HILDENBOROUGH,  
TONBRIDGE, TN11 9HP



WINNER  
**TOP AGENCY**



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Tel: (01892) 533733

## FURTHER INFORMATION & VIEWINGS

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

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