

FOR SALE

**77-81 High Street
Tonbridge
TN9 1RX**

**Prime location in
the Centre of
Tonbridge**

**Subject to Vacant
Possession**

**1,486 Sq. M
(15,998 Sq ft.)**

**Residential
planning consent
for 14
apartments**



bracketts est. 1828



**MOLYNEUX
ROSE**

Description and Accommodation

The property comprises a substantial 2 storey retail / Class E unit with an extensive frontage to the High Street and secondary access on to The Botany.

The property is arranged on ground and first floor with a basement plant room and provides good clear sales space on the ground floor and storage and staff facilities on the first floor as shown in blue on the plans.

The property has been measured in accordance with the RICS Measuring Guidance and comprises the following:

Gross Frontage	65 ft	19.81 m
Net Frontage	61 ft	18.59 m
Botany Frontage	46 ft	19.69 m
Shop Depth	120 ft	36.57 m
Ground Floor Sales	8,741 sq ft	812 sq m
First Floor Storage	7,037 sq ft	654 sq m
Basement/Storage	220 sq ft	20 sq m

All areas are approximate and interested parties are recommended to verify all measurements

The property has rear access from Medway Wharf Road and can be serviced from both the High Street and The Botany.

Tenure

The freehold of the property, subject to vacant possession is to be sold.

Asking price

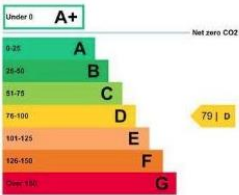
On application.

Planning

We are advised the property benefits from Class E use and has planning for 14 residential units on the upper floors.

EPC

The property is assessed as D:



VAT

We Are informed VAT is levied.

Rates

We are advised that the Rateable Value is £146,000.

Anti Money Laundering

In order to comply with anti-money laundering legislation, the tenant will be required to provide certain identification documents. These required documents will be confirmed and requested from the successful lessee at the relevant time.

Legal Costs

Disclaimer

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. As required by the Estate Agents Act we confirm that a member of Molyneux Rose has an interest in the property.

Floor Plans

Ground Floor



NB – the area in pink above is excluded from the sale, but the Vendor has an option to buy back the accommodation

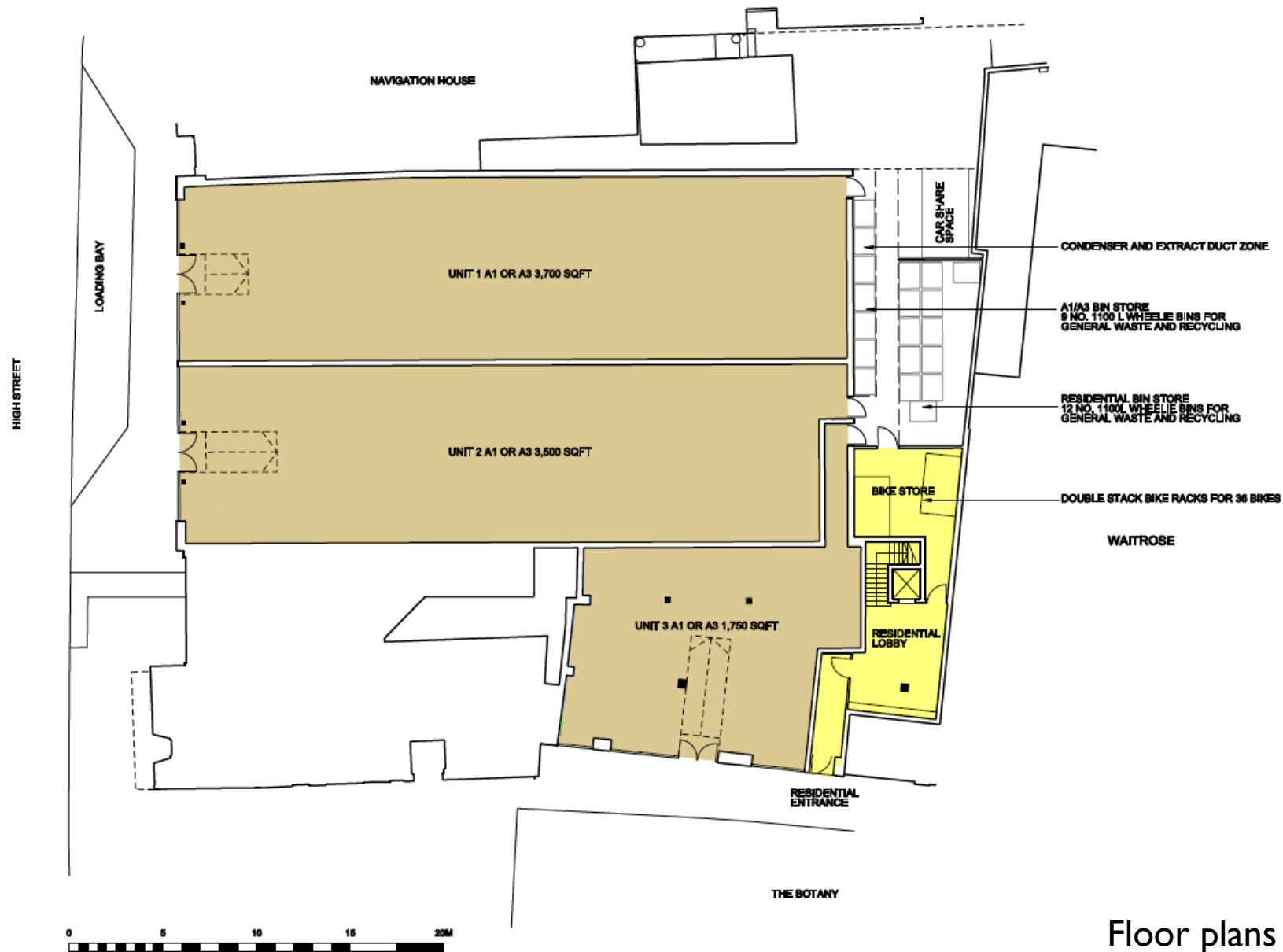
Floor plans for identification only

First Floor



NB – the area in pink above is excluded from the sale, but the Vendor has an option to buy back the accommodation

FLOOR PLANS SHOWING POTENTIAL SPLITS



Floor plans for identification only

Planning

Planning consent was obtained on 14th November 2018 (planning ref: 18/00893/FL) for the conversion of the first floor and addition of a second floor to provide 14 apartments arranged around a courtyard.

The ground floor has a flexi-consent with the possibility of providing two well proportioned High Street units and one unit fronting The Botany.

A Certificate of Proposed Lawful Use was obtained to implement this consent and the works commenced.

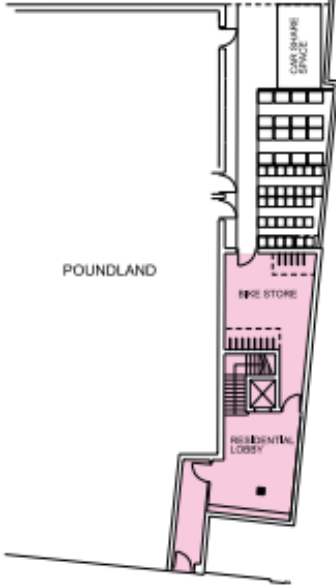
A positive response was received from the local planning authority following a preapplication enquiry for a scheme to demolish the property and its replacement with a mixed-use building, comprising ground floor retail (class E) and 34 residential apartments in a 4/5 storey block.



Illustrations for indicative purposes only

Residential Floor Plans

Ground Floor



First Floor



Second Floor





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VIEWING AND CONTACT DETAILS

**Strictly by appointment through joint letting agents
Bracketts:**

Telephone: 01732 350503

Contact: Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Or joint agents Molyneux Rose 020 4709 0130

Chris Tippetts

chris.tippetts@molyrose.co.uk

07831 244497

SUBJECT TO CONTRACT



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