



INVESTMENT FOR SALE 432.44 SQ M (4,653 SQ FT)

Commercial GF & BSMT & Residential FF & SF (3 x 2 Bedroom Flats)

89 HIGH STREET, TONBRIDGE, KENT, TN9 1DR

est. 1828
bracketts

EXECUTIVE SUMMARY

- FREEHOLD MIXED USE INVESTMENT SALE
- PROMINENT LOCATION OVERLOOKING TONBRIDGE CASTLE & THE RIVER MEDWAY
- AFFLUENT KENT COMMUTER TOWN
- DEVELOPMENT POTENTIAL STP
- PRODUCING £89,200 PAX

Subject to contract and proof of funds

LOCATION

The property occupies a highly prominent and sought-after position on Tonbridge High Street, at the junction with Medway Wharf Road, overlooking the River Medway and Tonbridge Castle.

This is widely regarded as one of the town's most visible and desirable trading locations.

The immediate area benefits from a strong mix of national and independent occupiers.

Nearby retailers include Waitrose, Peacocks and WH Smith, whilst the surrounding vicinity offers a variety of established restaurant and leisure operators including PizzaExpress, KFC and Wetherspoons. The property is conveniently situated for access to the town's amenities.

Tonbridge mainline station is approximately 0.75 miles to the south, providing fast and frequent services to Central London in around 35 minutes.

Road communications are excellent, with easy access to the A21 and Junction 5 of the M25 approximately 8 miles to the north.

DESCRIPTION

The property comprises a prominent three-storey mixed-use investment in a prime High Street location, featuring an attractive terrace seating area with views over the River Medway and Tonbridge castle.

The ground floor and basement are let to Verdigris, a well-established and popular restaurant, wine and cocktail bar. The tenant occupies under a lease within the Security of Tenure provisions of the Landlord and Tenant Act 1954, producing a current passing rent of £40,000 per annum, with lease expiry in 2033.

The upper floors comprise three 2 beds self-contained residential flats, each accessed independently from ground level.

The accommodation consists of three two-bedroom units, providing a strong and complementary residential income stream in a highly convenient town centre setting.

The property offers an attractive and well-balanced investment opportunity, combining an established commercial tenant with additional residential income, all in a prime and highly visible location.

GUIDE PRICE

Price on Application. Confirmation of the VAT position will be provided in due course.

ACCOMODATION

Commercial	m2	Sq ft
Basement	53.88	579
Ground floor	175.01	1884
Total NIA	228.89	2463

Residential

First Floor - FLAT 1 (2 bed)	57.38	617
First Floor - FLAT 2 (2 bed w. terrace)	69.4	747
First & Second Floors - FLAT 3 (2 bed)	76.77	826
Total NIA	432.44	4653

All areas are approximate and subject to verification.

TENANCIES

The ground floor is let to Raw Graphite Limited (Trading as Verdigris), by way of an effective full repairing and insuring lease on the following salient terms:

Rent:	£40,000 per annum
Lease Expiry:	8 th March 2033
Rent Review:	9 th March 2023 and every third anniversary of that date.
L&T Act 1954:	Included
Rent Deposit	N/A
Permitted	Class A1 now falling under Class E

The residential accommodation let by way of 3 separate ASTs with a combined rental income of £49,200 per annum.

Full tenancy information is available on request.

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.

TENURE

The freehold of the property will be sold with the benefit of the occupational lease on the ground floor and the three residential AST's.

PLANNING

We have been advised that the ground floor benefits from Class E use.

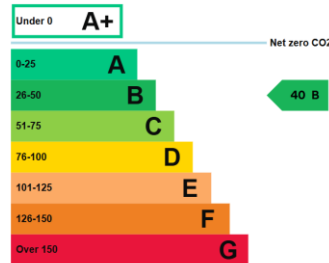
The property may have potential for further development (subject to planning).

COMMERCIAL EPC

40B

Energy rating and score

This property's energy rating is B.



BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows.

The unit is currently listed as 'Restaurant and premises' with a Rateable Value of £28,750.

The UBR for 2026/27 is 0.48p in the £.

LOCAL AUTHORITY

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

Subject to contract and proof of funds



VERDIGRIS

RESTAURANT

VERDIGRIS

WINE & COCKTAIL BAR

VERDIGRIS

VERDIGRIS

VERDIGRIS

TFRED bonus King
USE
LEAD

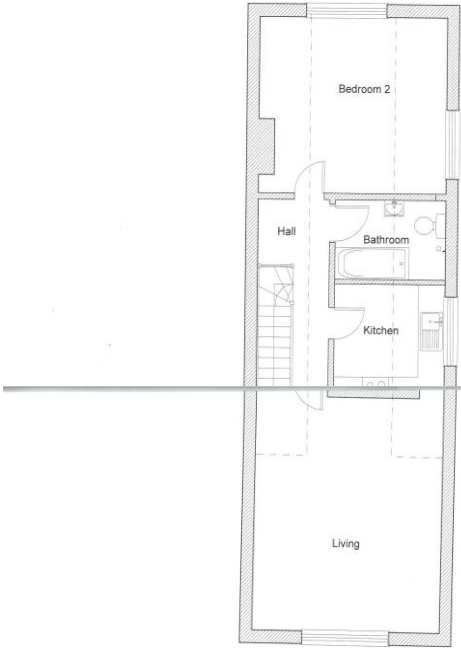


Floor plans – For indicative purposes only

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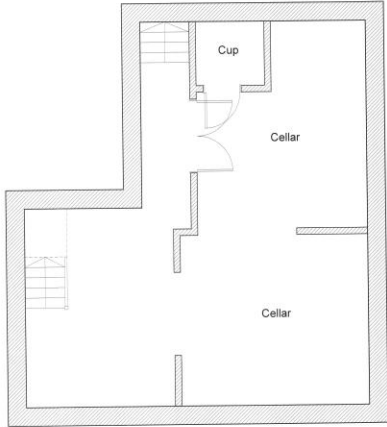
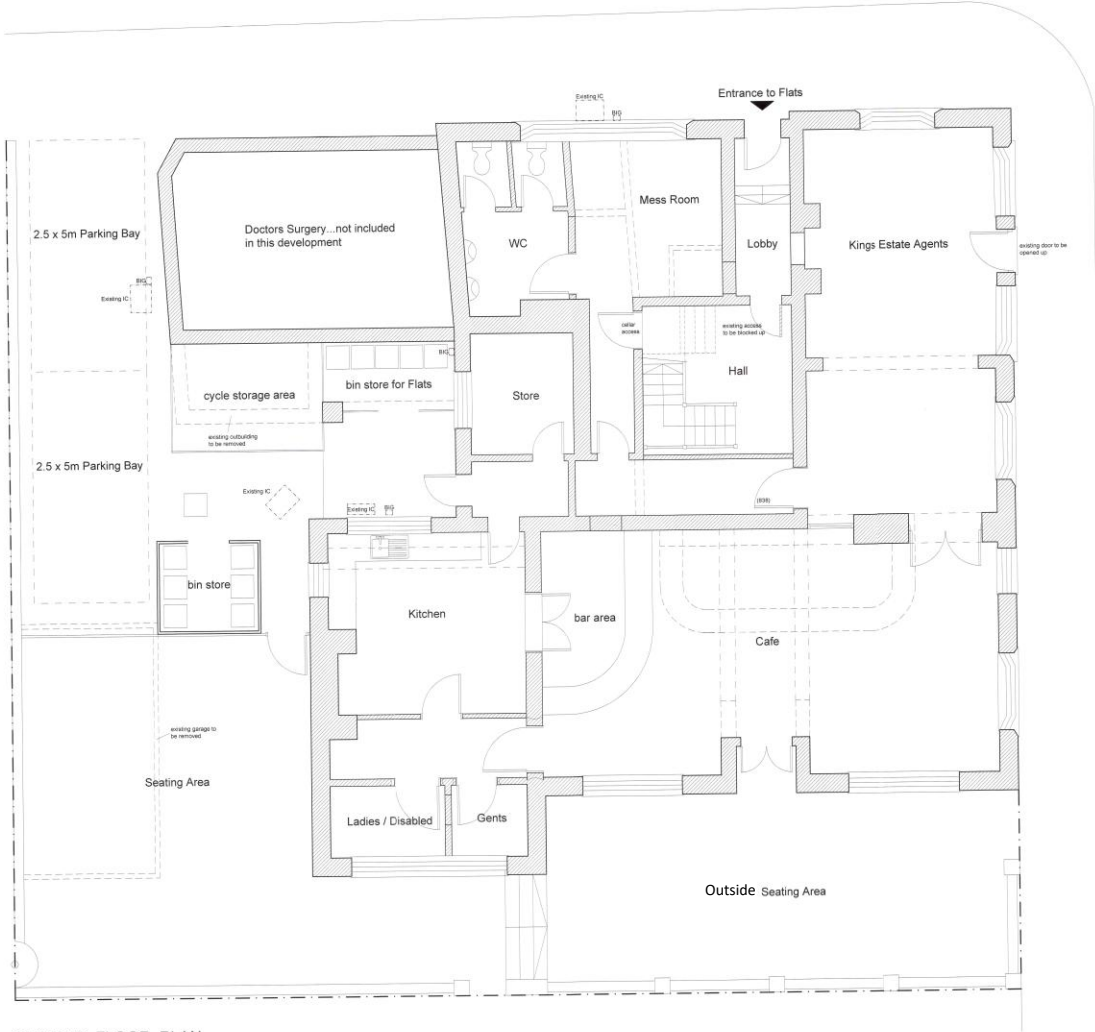
FIRST FLOOR PLAN....



SECOND FLOOR PLAN....

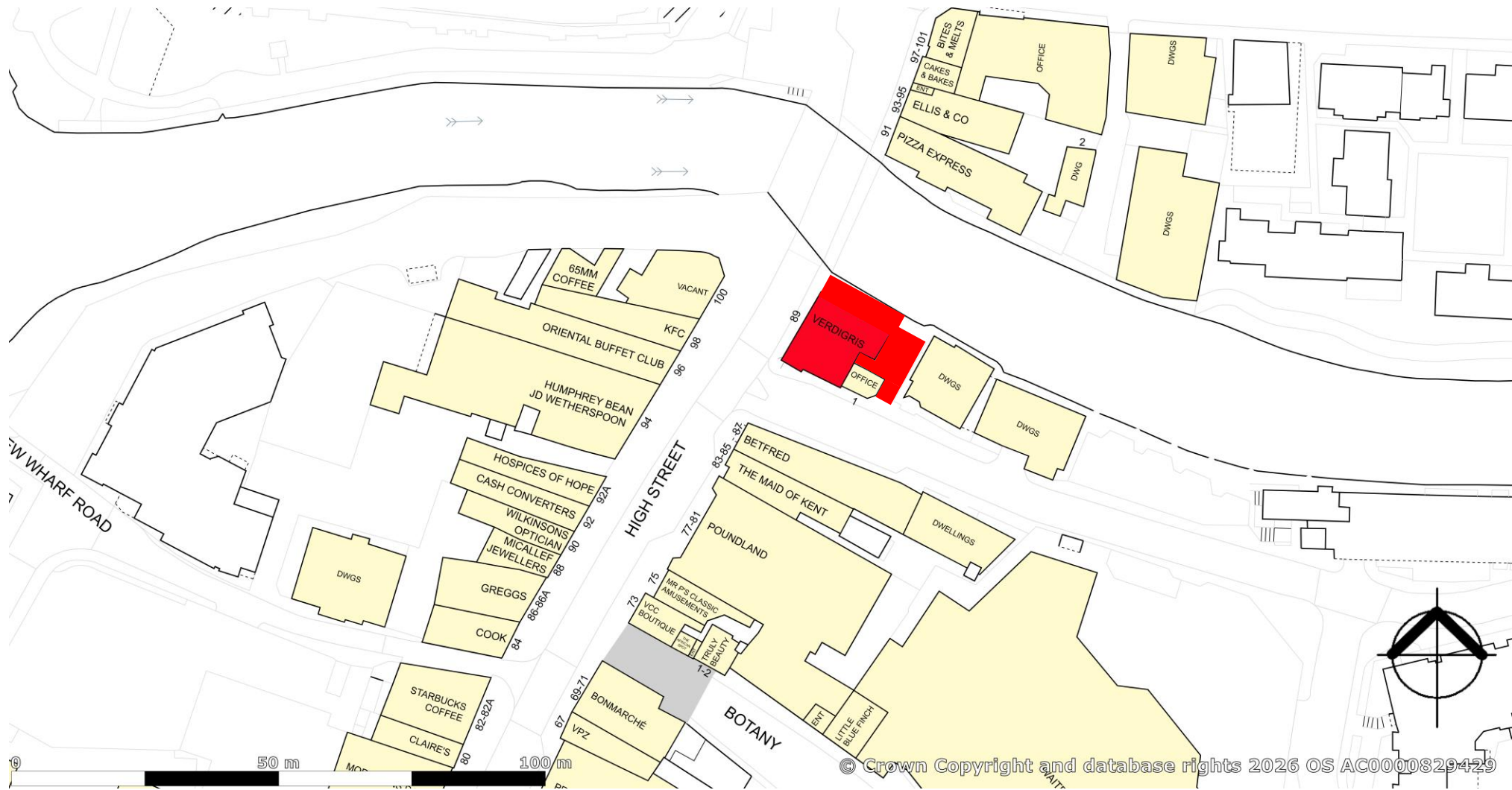
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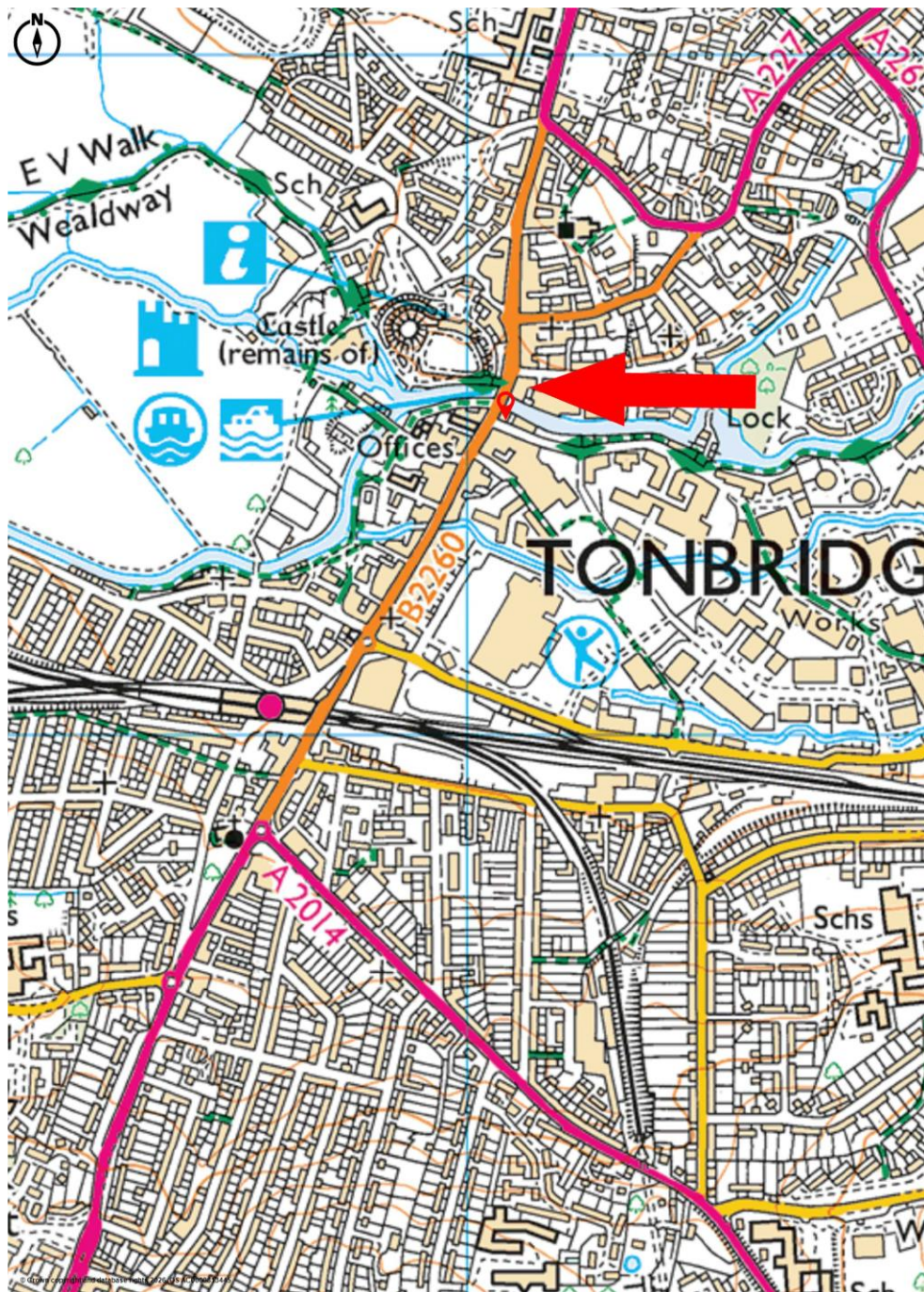


LOWER GROUND FLOOR PLAN....

GROUND FLOOR PLAN....



Area shown for indicative purposes only



 CoStar AWARDS

WINNER
TOP AGENCY



est. 1828
bracketts

Tonbridge

Address: 132 High Street, Tonbridge, Kent, TN9 1BB
T:01732 350503

Royal Tunbridge Wells

Address: 27-29 High Street, Tonbridge Wells, Kent, TN1 1UU

