

TO LET / MAY SELL

1,842 m^2 (19,822 sq ft) / 0.18 ha (0.45 acres)

VEHICLE SALES FORECOURT & HARDSTANDING YARD WITH OFFICE ACCOMMODATION

BROOKSIDE GARAGE, LONDON ROAD, TONBRIDGE, HILDENBOROUGH, KENT, TN11 9ND

est. 1828 bracketts

LOCATION

Brookside Garage occupies a prominent roadside position on the London Road (B245) between Tonbridge and Sevenoaks, adjacent to Harvest Energy Petrol Station and close to the well-known Morleys Roundabout. The property benefits from excellent visibility and high levels of passing traffic, with the A21 approximately 2 miles to the north and Junction 5 of the M25 around 7 miles away. The surrounding area comprises a mix of established roadside, motor trade and commercial occupiers, providing a busy and well-recognised trading location.

DESCRIPTION

A secure hard standing yard with ancillary office benefiting from electricity and mains water supply.

Site Area:

Office:	27.55m^2	(297 sq ft)
Front yard	996.04m^2	(10,721 sq ft)
Rear Yard	818.41m^2	(8,809 sq ft)

0.18 hectares (0.45 acres)

All measurements are approximate and interested parties should satisfy themselves as to the accuracy of the areas quoted.

KEY FEATURES

- Part secure hard standing yard
- Mains water & Electric connected
- Established industrial estate location
- Excellent access to the A21and M25
- Close to Tonbridge town centre and Hildenborough railway station
- New lease available
- Prominent Location
- Established Vehicle Sales Location

TERMS

The property is available by way of a new Full Repairing and Insuring (FRI) lease, subject to Vacant Possession.

The lease will be contracted out of the Security of tenure provisions of the Landlord and Tenant Act 1954. Lease term by negotiation.

PLANNING

The secure site is currently used as car sales but may be suitable for alternative use STP.

Interested parties are advised to check that their intended use is lawful with the LPA.

ASKING RENTAL / PRICE

On Application

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

VAT

To be confirmed.

EPC

Office TBC

BUSINESS RATES

TBC.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

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Subject to contract

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.










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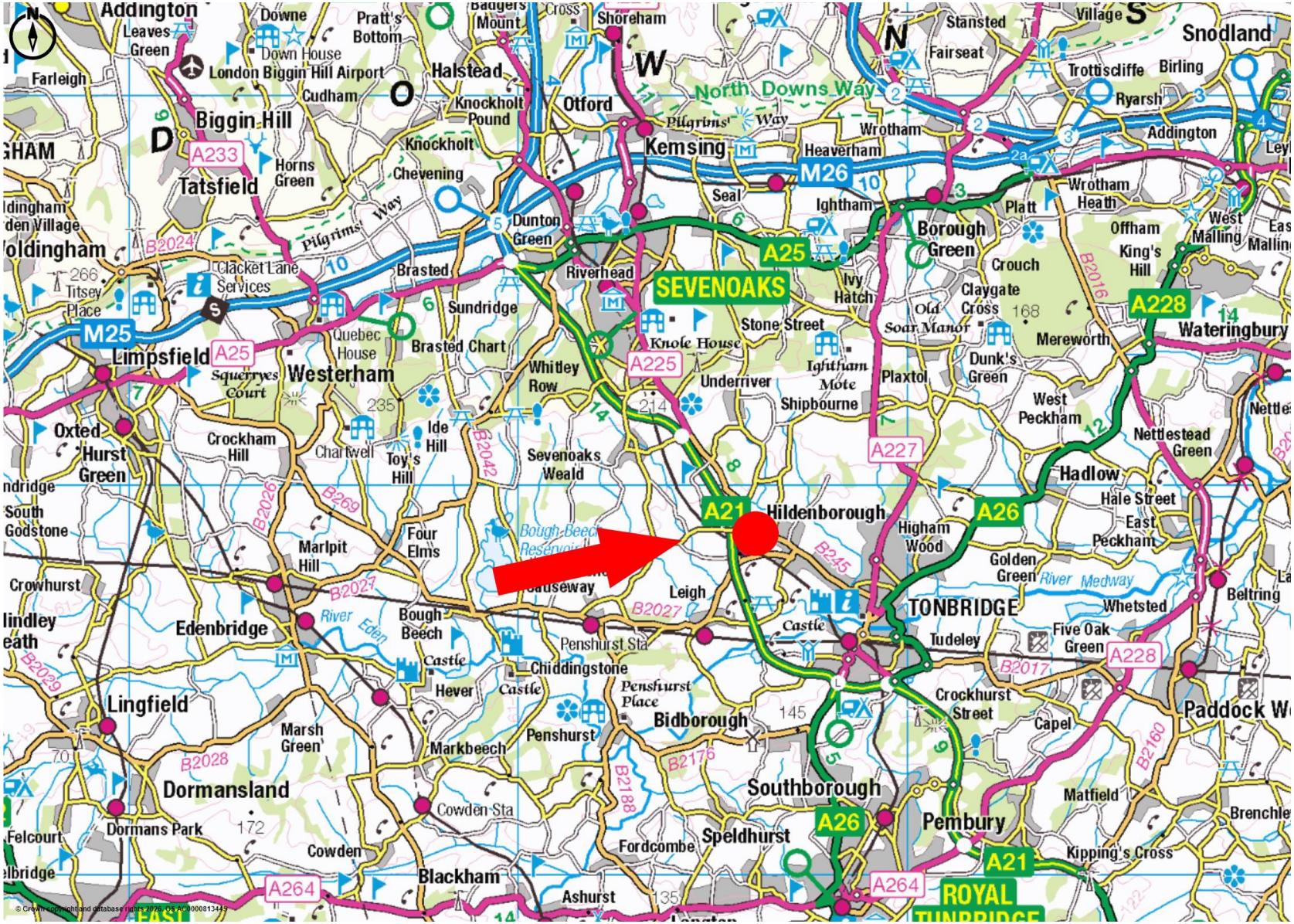
RED LINE FOR INDICATIVE PURPOSES ONLY
Getmapping plc 2017.


Addington
Leaves Green
Downe
Pratt's Bottom
Badgers Mount
Shoreham
Stansted
Village
Snodland
Farleigh
Down House
London Biggin Hill Airport
Halstead
Fairseat
Trottiscliffe
Birling
Cudham
Knockholt Pound
Otford
North Downs Way
Ryarsh
Biggin Hill
Pilgrims' Way
Wrotham
Addington
A233
Knockholt
Kemsing
Heaverham
Tatsfield
Horns Green
Chevening
M26
Wrotham Heath
Seal
Ightham
Platt
Dunton Green
Borough Green
Offham
West Malling
B2024
A25
Crouch
King's Hill
Clacket Lane Services
Riverhead
SEVENOAKS
Ivy Hatch
Claygate
Brasted
Old Soar Manor
A228
Titsey Place
Sundridge
Stone Street
Wateringbury
M25
Quebec House
Knole House
Mereworth
Limpsfield
A25
Brasted Chart
A225
Dunk's Green
Squerryes Court
Westerham
Whitley Row
Underriver
Ightham Mote
Plaxtol
Oxted
Crockham Hill
Chartwell
Toy's Hill
Ide Hill
B2042
Sevenoaks Weald
A227
Nettlestead Green
Hurst Green
Shipbourne
West Peckham
Hadlow
South Godstone
B2026
B269
A21
Hildenborough
A26
Hale Street
East Peckham
Four Elms
Higham Wood
Marlpit Hill
B245
Golden Green
River Medway
Crowhurst
Leigh
B2027
TONBRIDGE
Whetsted
Beltring
Edenbridge
River Eden
Bough Beech
Castle
Tudeley
Five Oak Green
A228
B2029
Penshurst Sta
Chiddingstone
B2017
Lingfield
Hever
Castle
Penshurst Place
Crockhurst Street
Paddock W
Marsh Green
Penshurst
Bidborough
Capel
B2028
Markbeech
B2176
B2160
Dormansland
Southborough
Matfield
Cowden Sta
Dormans Park
A26
Pembury
Brenchle
Felcourt
Fordcombe
Speldhurst
A21
Cowden
Kipping's Cross
A264
Blackham
A264
ROYAL
Ashurst
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Royal Tunbridge Wells
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RICS