



INVESTMENT FOR SALE WITH DEVELOPMENT POTENTIAL (STP)

AVEBURY AVENUE, TONBRIDGE, KENT, TN9 1TN

SHOWROOM WITH WORKSHOP 61,000 SQ M (10,770 SQ FT) SITE AREA (0.17 ha) 0.43 Acres

LET TO HENDY GROUP LTD

est. 1828
bracketts

EXECUTIVE SUMMARY

- FREEHOLD INVESTMENT SALE
- LET TO HENDY GROUP LIMITED EXPIRING 29.05.29
- PRODUCING £115,000 PAX
- PROMINENT LOCATION CLOSE TO HIGH STREET AND RAIL LINKS
- AFFLUENT KENT COMMUTER TOWN
- DEVELOPMENT POTENTIAL (STP)

Subject to contract and proof of funds

LOCATION

The property is situated close to the junction of Avebury Avenue and High Street at the southern end of the town. It is within 200m of Tonbridge mainline station which provides a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes. The A21 bypass serves the town providing a dual carriageway link at Junction 5 M25 at Sevenoaks within around 8 miles.

DESCRIPTION

The property comprises a detached industrial building dating from the 1960s and arranged in three interconnecting sections. The accommodation provides a versatile mix of uses, including a vehicle repair workshop, showroom, customer reception area, parts storage, offices and ancillary welfare facilities.

The workshop is constructed with a concrete portal frame, brick elevations and a pitched roof. Internally, it benefits from a painted concrete floor, LED lighting and a Powrmatic gas-fired warm air heating system. Access is provided via a single up-and-over roller shutter loading door.

The workshop has a maximum eaves height of approximately 5.3 metres and includes a WC together with a small mezzanine level providing staff locker room and canteen facilities. The workshop directly connects to both the customer reception and parts storage areas.

The showroom is linked to the customer reception area and is fitted with a suspended ceiling incorporating LED lighting. Heating is provided by wall-mounted radiators, while the showroom floor is finished with ceramic tiling.

To the rear of the showroom, lightweight demountable partitioning has been installed to create a number of offices and storage areas, offering flexibility for a variety of business operations.

To the eastern side of the property is a tarmacadam-surfaced forecourt used for customer parking and vehicle display. The site provides parking for at least 14 vehicles, with capacity for additional vehicles through double parking arrangements. A further 20 parking spaces are available locally.

The property also benefits from three electric vehicle charging points.

Key Features

- * Detached industrial premises
- * Vehicle workshop, showroom and reception
- * 5.3m maximum eaves height
- * LED lighting throughout
- * Gas-fired workshop heating
- * Offices, stores and staff facilities
- * Parking for 14+ vehicles on site
- * Suitable for a range of automotive and trade-related uses

ACCOMODATION

Space	Size Sq M	Size Sq. ft
Workshop	498	5360
Mezzanine in workshop	18.3	197
Customer Reception / Parts Store	223	2400
Showroom	261.3	2812
TOTAL	1,000.6	10,770

SITE AREA (0.17 ha) 0.43 Acres

All areas are approximate and subject to verification.

TENANCY

The unit is let by way of a full repairing and insuring lease on the following salient terms:

Tenant:	Hendy Group Limited
Rent:	£115,000 per annum
Lease Expiry:	29.05.2029
Rent Review:	30.05.2024 (not implemented)
L&T Act 1954:	Excluded
Permitted	The lease permits the premises to be used for car dealership, showroom and workshop purposes.

Tenant information
The Hendy Group Limited were founded 165 years ago and today are the UK's largest multi-franchise dealership networks, covering eight counties across the South Coast of England and a workforce of over 1,600.

For further trading information visit:
<https://find-and-update.company-information.service.gov.uk/company/00192872>

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.

TITLE

We are led to believe the site is held under Freehold Tile number : K462990

GUIDE PRICE

Offers in excess of £1,800,000.

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

PLANNING

We are led to believe the property benefits from B1 and B2 planning consent but interested parties to verify with the local council.

The site has potential for different uses including residential (STP).

COMMERCIAL EPC

TBC

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows.
The unit is currently listed as ‘Car showroom and premises’ with a Rateable Value of £157,000.

LOCAL AUTHORITY

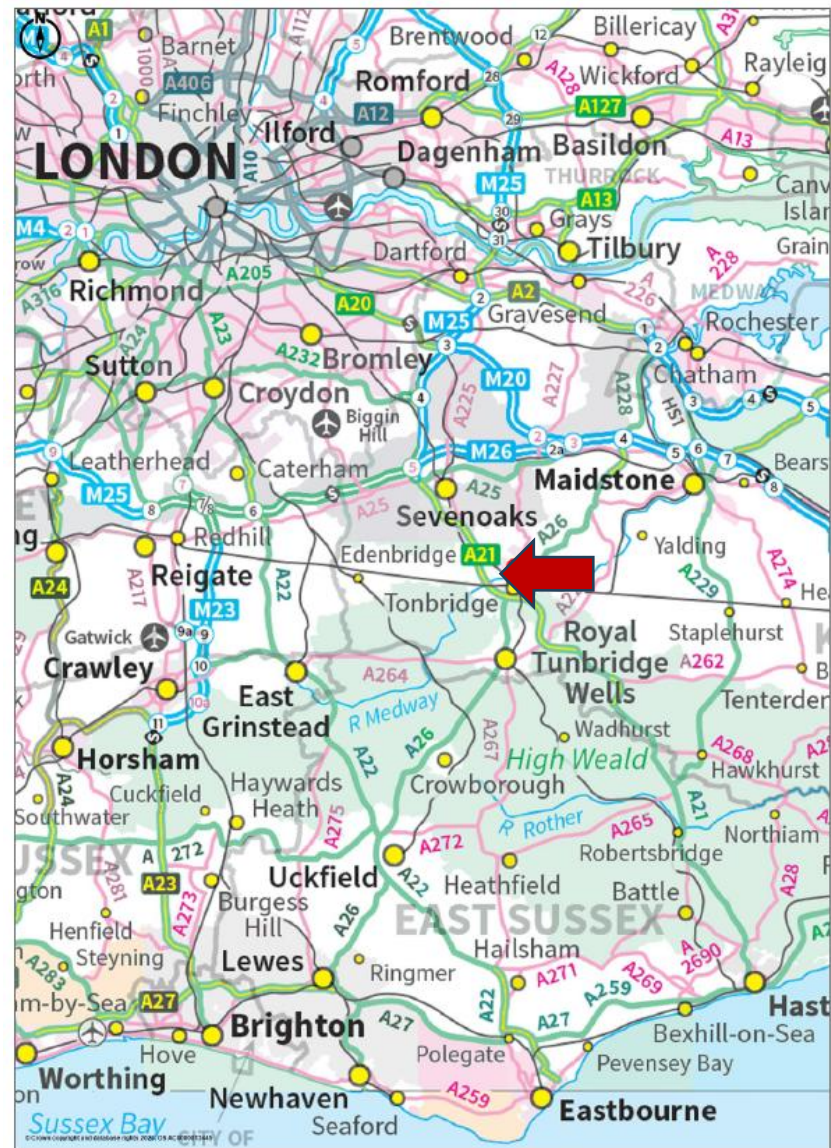
Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ.

Subject to contract and proof of funds



Area: 0.437 acres (1770.39 m²)

RED LINE FOR INDICATIVE PURPOSES ONLY





bracketts est. 1828

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



2025 ANNUAL AWARDS

WINNER

TOP AGENCY

