


*Red line for indicative purposes only

# FOR SALE

The Market House

130 High Street

Tonbridge, Kent

TN9 1DE

COMMERCIAL INVESTMENT OPPORTUNITY

bracketts est.1828

# VIRTUAL FREEHOLD INVESTMENT FOR SALE

## SUMMARY

- Attractive town centre commercial investment
- Prominent ground and lower ground floor accommodation
- A new lease producing £50,000 per annum
- New 20-year lease with tenant-only break at year 10
- Offering secure long-term income and asset management potential

## DESCRIPTION

The property comprises a prominent period corner building arranged over ground and lower ground floors.

The ground floor is occupied by The Market House, an established food and beverage operator, while the lower ground floor comprises The Vault, a licensed events and entertainment venue forming an integral part of the tenant's wider business.

The accommodation is to be sold by way of a long leasehold interest, subject to a new occupational lease to Eden Tonbridge Limited, trading as The Market House.

## LOCATION

The property occupies a prominent position on the northern end of Tonbridge High Street, approximately 0.4 miles from Tonbridge mainline railway station. The surrounding area comprises a diverse mix of national and independent occupiers including bars, restaurants, estate agents and professional service businesses.

Tonbridge is an affluent and thriving market town with a resident population of approximately 40,000. The property enjoys an attractive setting opposite Tonbridge Castle, a historic motte-and-bailey castle situated on the banks of the River Medway.

Tonbridge mainline station provides regular services to London Cannon Street, London Bridge and Charing Cross, with journey times of approximately 35 to 50 minutes.

The town also benefits from excellent road communications, with access to the M20 and M25 motorways via the nearby A21 and A26.

The property is situated within a designated Conservation Area.

## TENURE

The property is to be sold by way of a virtual freehold interest, subject to a new occupational lease to F&B operator Eden Tonbridge Limited T/A The Market House

https://themarket.house/

## NEW **TENANCY**

- **Tenant:** Eden Tonbridge Limited
- **Term:** New 20-year lease
- **Passing Rent:** £50,000 per annum
- **Break:** Tenant-only break option at year 10
- **Rent Review:** Upwards-only rent review at the fifth anniversary and every five years thereafter

Eden Tonbridge Limited Company number 15002567 was incorporated 13th July 2023.

Full trading accounts are available on request.

## ACCOMMODATION

The premises provides the following approximate areas:

Ground Floor
167.14 sq. m (1,799 sq. ft.)

Lower Ground Floor
52.68 sq. m (567 sq ft)

**Total 219.80 sq. m (2,366 sq. ft)**

All areas are approximate, and prospective purchasers should verify all measurements.

## QUOTING PRICE

On application.

## RATES

TBC

## EPC

The Market House 71 C130

## VAT

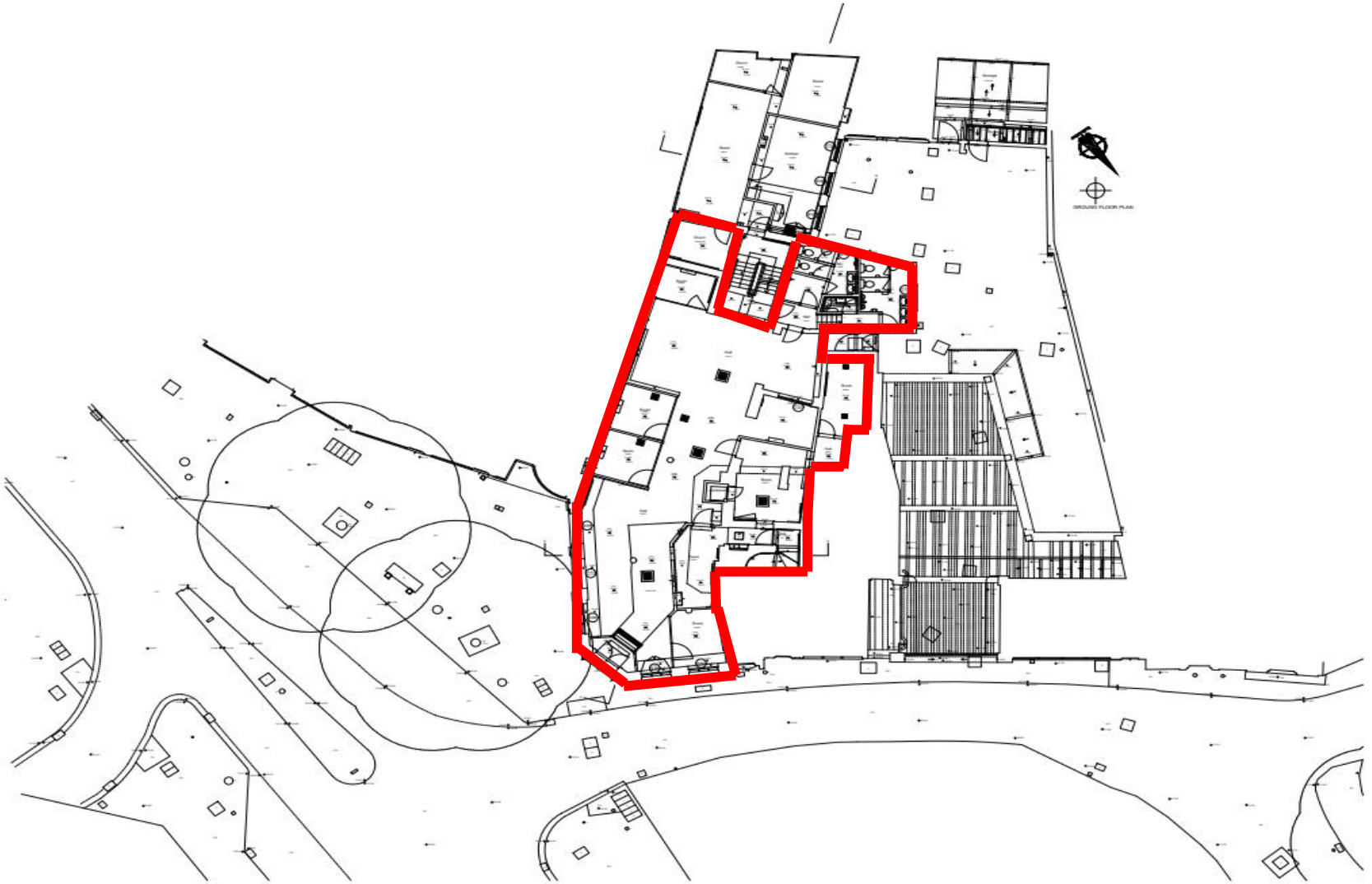
Not applicable.

## LEGAL COSTS

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

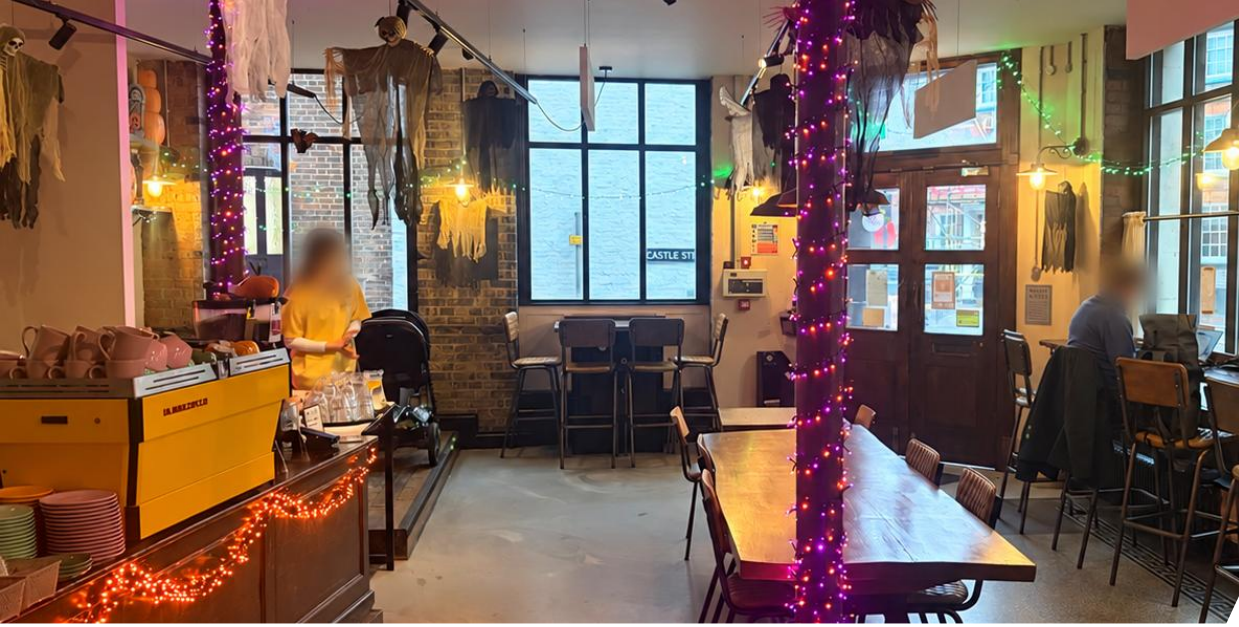
# GROUND FLOOR



Floor plan for identification only /
red line for indicative purposes

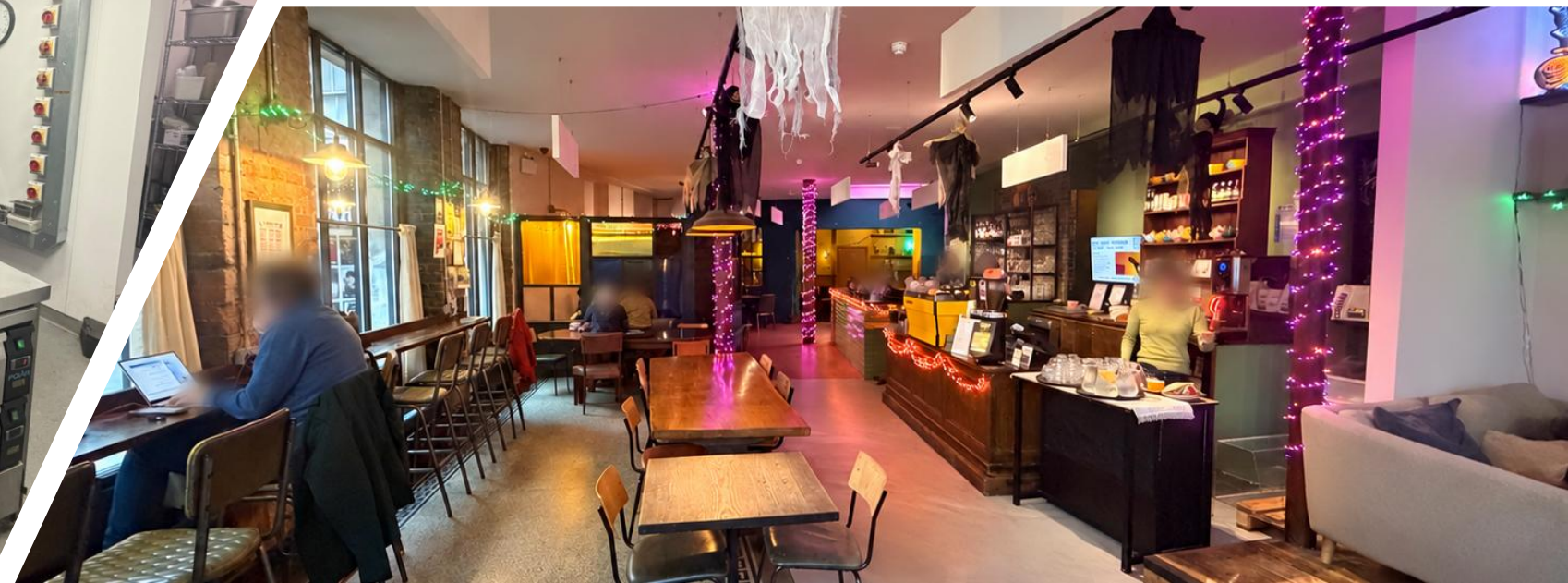



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CASTLE ST







CoStar AWARDS WINNER TOP AGENCY



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**Tonbridge**
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T:01732 350503

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

RICS