



**COMMERCIAL  
INVESTMENT**

**WITH RESIDENTIAL  
DEVELOPMENT  
POTENTIAL (STP)**

**FREEHOLD  
FOR SALE**

**130 High Street  
Tonbridge, Kent  
TN9 1DE**

**bracketts** est. 1828

# FREEHOLD FOR SALE

## SUMMARY

- Part income producing
- Development potential (STP) with a positive Pre application from Tonbridge & Malling Borough Council for 3 residential units to the rear of the property
- Prominent site located close to Tonbridge castle
- Subject to a new lease of part of the building to 'The Market House' on an effective full repairing and insuring lease for a term of 10 years
- Rental income per annum: £40,000 pax
- Freehold price on application

## DESCRIPTION

The property comprises a prominent corner period building over basement, ground, first and second floors.

The front of the GF and Lower GF will be let on a new lease to "The Market House". The rear portion of the building is vacant and suitable for residential redevelopment STP.

The upper floors to the front of the property have been sold on a long leasehold, subject to a peppercorn rent.

## LOCATION

The property is situated on the northern end of the High Street, around 0.4 miles from Tonbridge Station, Surrounding occupiers comprise a mix of national and local commercial occupiers including, bars, restaurants, estate agents and professional services companies.

Tonbridge is a thriving market town with a resident population of approximately 40,000. The property is located opposite a 'Motte and Bailey' castle built in the 13th century, set on the banks of the river Medway.

Tonbridge mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 35 – 50 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21 dual carriageways.

The buildings is in a Conservation Area.

## TENURE

The Freehold of the property will be sold subject to a new lease for part of the ground floor and basement to Eden Tonbridge Limited T/A The Market House

<https://themarket.house/>

## TENANCY

The new lease will include:

- Tenant - Eden Tonbridge Limited
- Term - A new 10 year
- Rent - £40,000 pax
- Rent Reviews - Upward only at on the fifth anniversary, subject to RPI / CPI increases
- Repairs – An effective full repairing and insuring lease
- Tenant Only Break - At the end of the fifth year, subject to 6 months notice in writing

The first floor and second floors have been separately sold on a long leasehold for residential use.

The term is 125 years and is due to expire in 2142, at a current rent of £100 per annum.

## ACCOMODATION

The premises providing the following approximate areas:

The Market House  
193.42 sq. m (2,082 sq. ft.)  
Basement Ancillary  
143.16 sq. m (1,541 sq. ft.)  
Total 336.58 sq. m (3,622 sq. ft.)

Vacant area  
Ground Floor  
109.35 sq. m (1,177 sq. ft.)  
First Floor  
61.78 sq. m (665 sq. ft.)  
Total 171.013 sq. m (1,842 sq. ft.)

**Total 508 sq. m (5,465 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

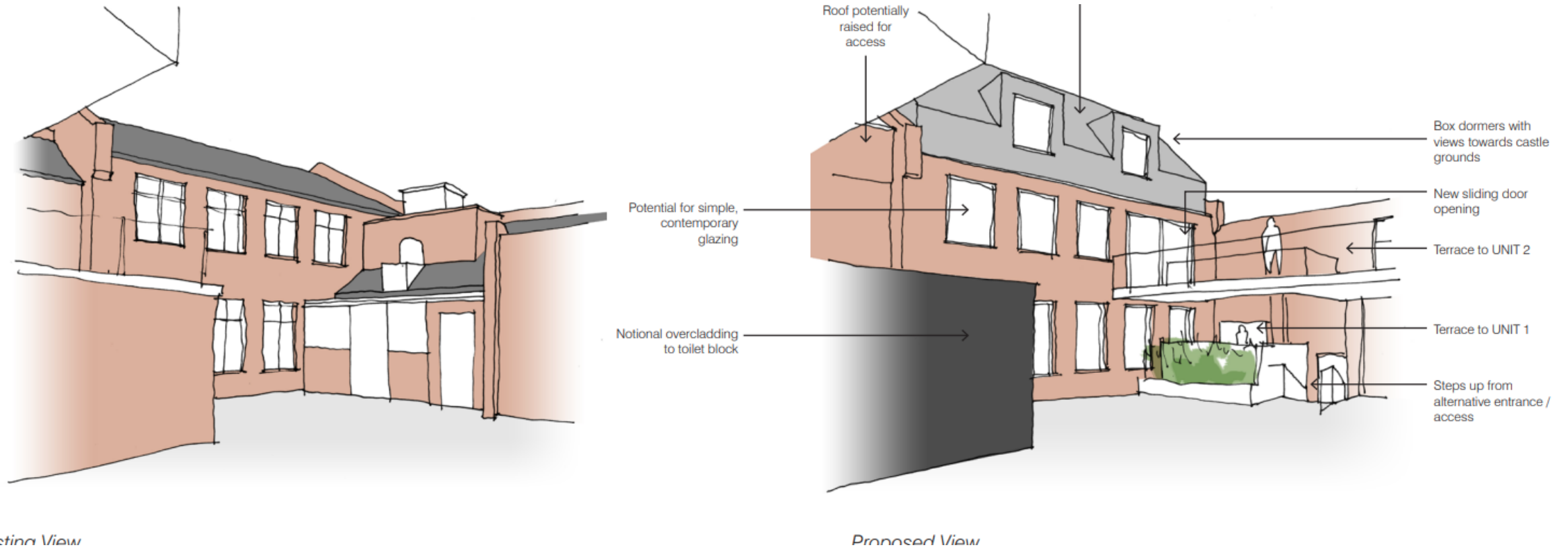
Each party to be responsible for their own legal costs.

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

# PLANNING

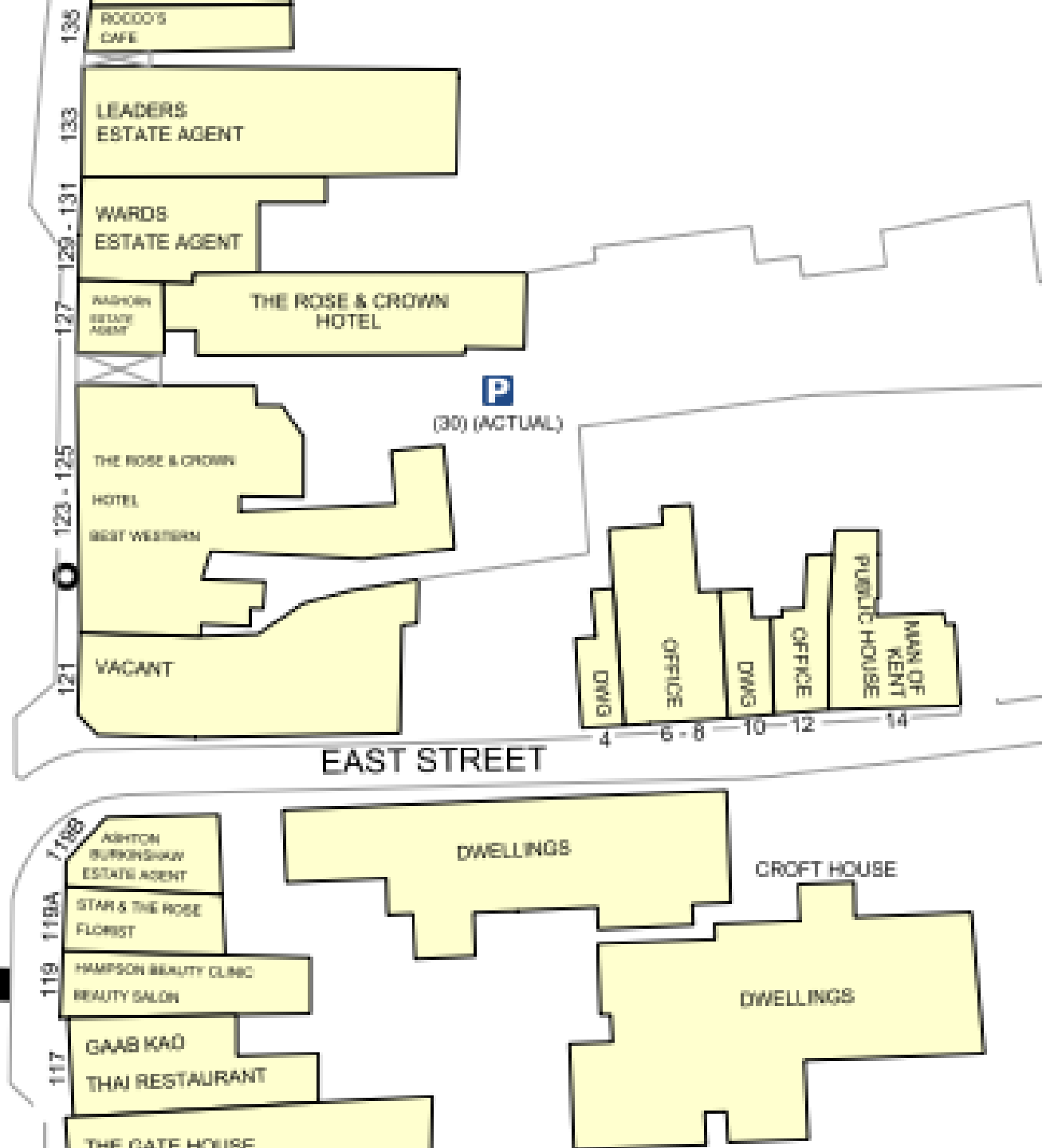
A positive pre-application for the creation of 3no. Self contained flats (Class C3) has been received from Tonbridge & Malling Borough Council for the rear portion of the building.

Full details of the pre-application are available on request.



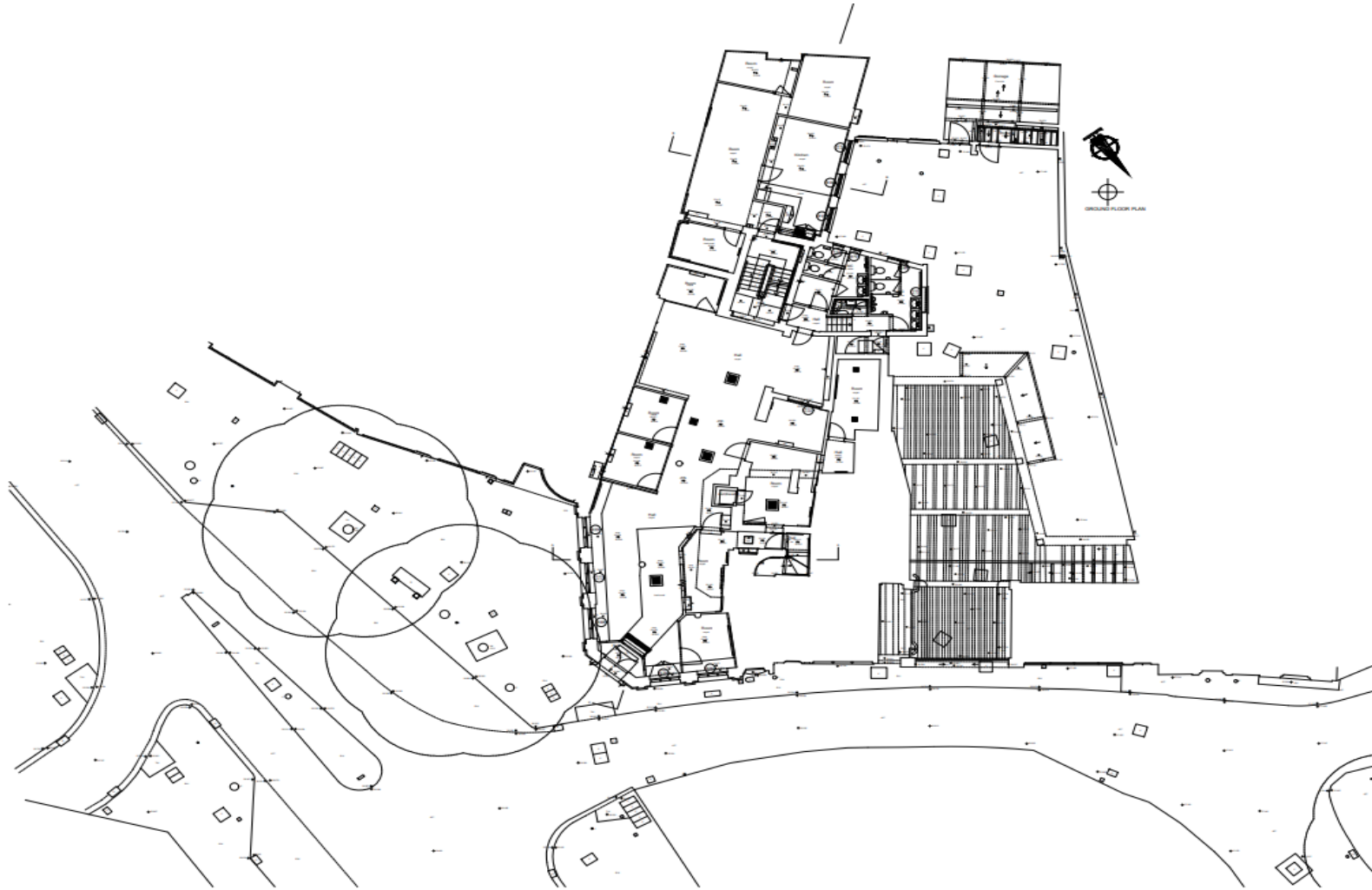
Existing photos of the rear of the site redevelopment opportunity





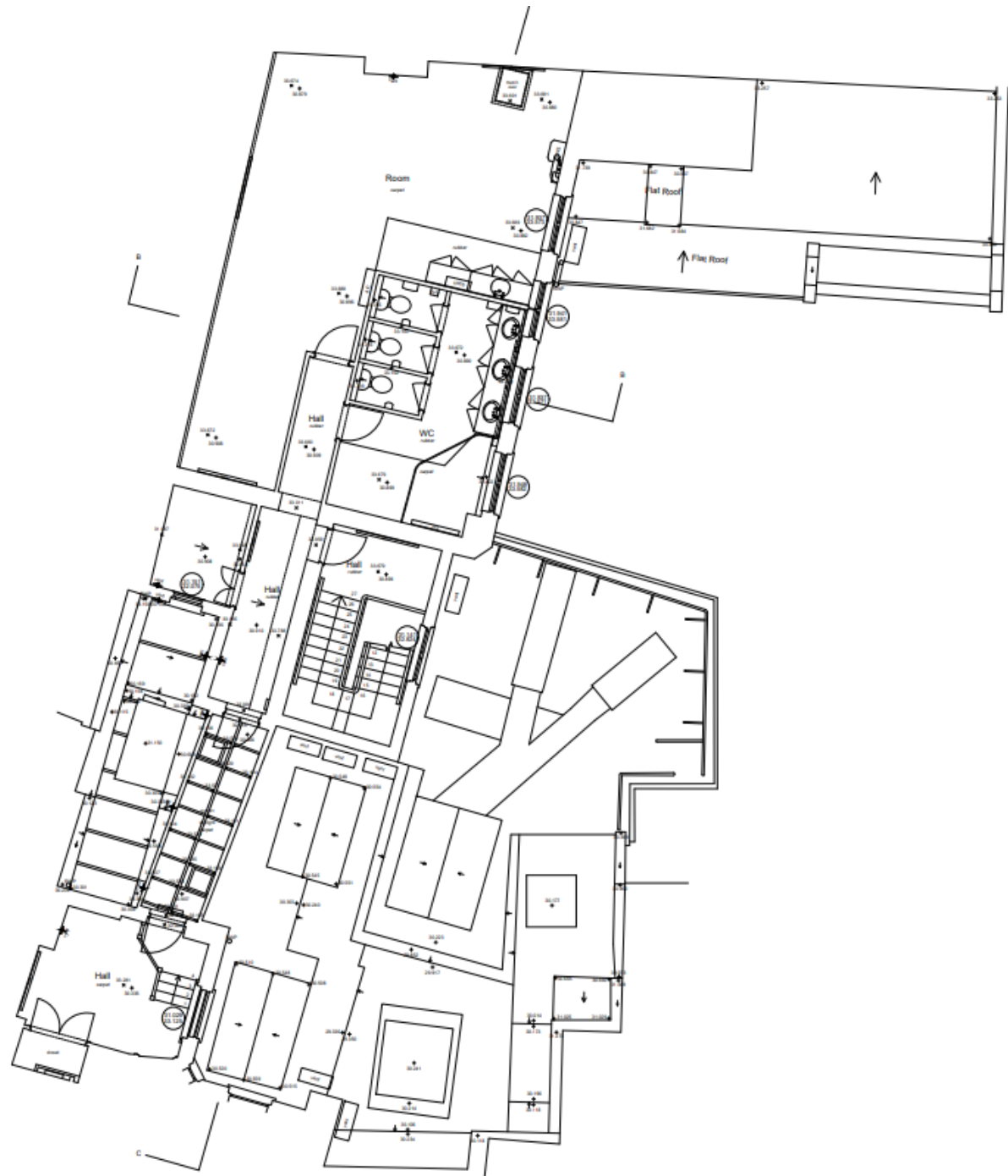
FOR IDENTIFICATION PURPOSES ONLY

# GROUND FLOOR



Floor plan for identification only

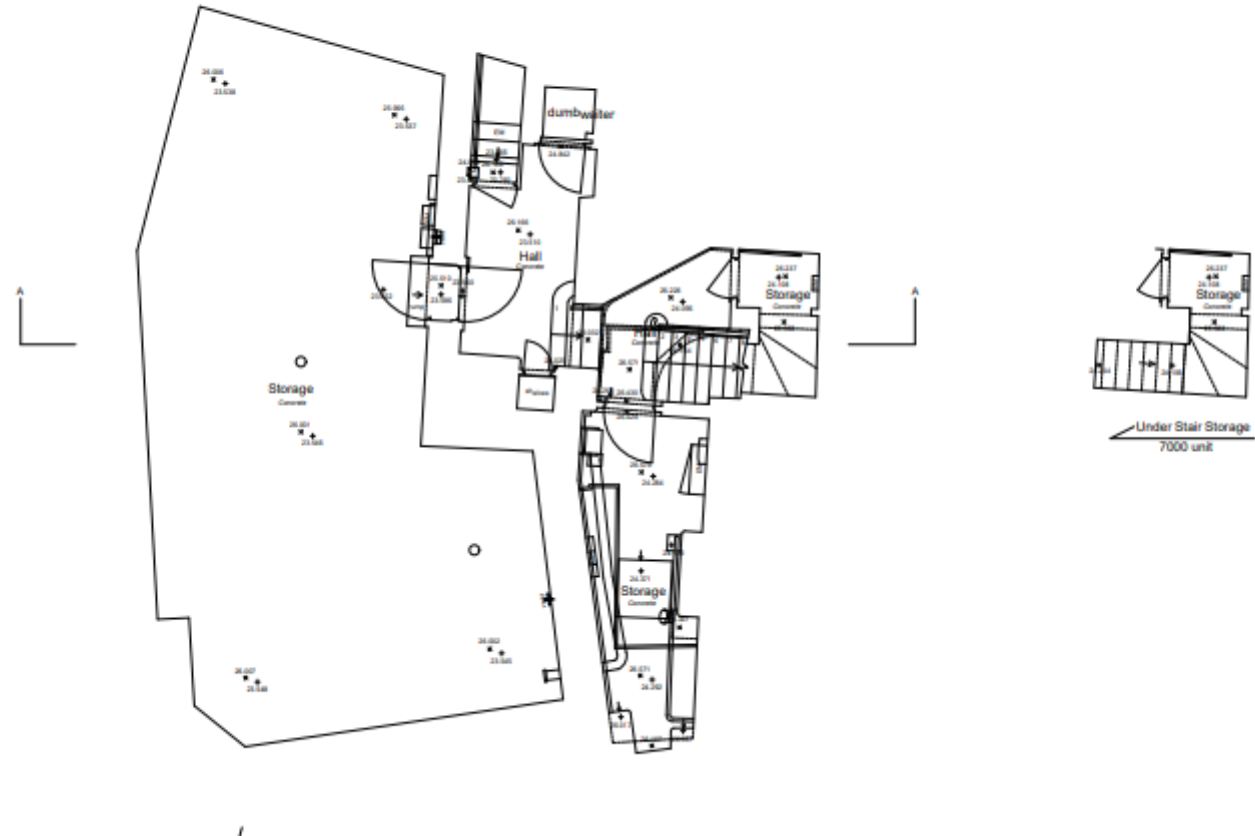
# FIRST FLOOR



Floor plan for identification only



# LOWER GROUND FLOOR



Floor plan for identification only



**130 HIGH STREET,  
TONBRIDGE, KENT, TN9 1DE**

**VIEWING AND CONTACT DETAILS**

**Strictly by appointment through sole selling agents  
Bracketts:**

**Telephone: 01732 350503**

**Contact:**

**Dominic Tomlinson**

**[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)**

**SUBJECT TO CONTRACT & PROOF OF FUNDS**

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