



\*Indicative red line for identification only

**FOR SALE** - FREEHOLD INVESTMENT  
COMMERCIAL GF: 62.59 SQ M (673.72 SQ FT)  
24 HIGH STREET, TONBRIDGE, KENT, TN9 1EJ

est. 1828  
**bracketts**

## EXECUTIVE SUMMARY

- FREEHOLD INVESTMENT SALE
- AFFLUENT KENT COMMUTER TOWN
- TOWN CENTRE LOCATION
- INCOME PRODUCING
- GF LET TO MINT BARBERS

*Subject to contract and proof of funds*

## LOCATION

The property is situated in a prime retail position in the High Street of Tonbridge.

The premises is directly opposite the entrance to the Pavilion Shopping Centre and close to The Angel Walk Shopping Centre.

Surrounding occupiers include Boots, Robert Dyas and Dominoes Pizza amongst others.

Tonbridge is a thriving market town with a resident population of approximately 40,000. It is increasingly popular with those commuting to London.

Tonbridge main line station is less than 300 metres to the south of the property providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

## DESCRIPTION

The property comprises a mid terraced, mixed use investment building with a ground floor commercial unit and a flat on the two upper floors, which has been sold on a long leasehold. There is one car parking space at the rear of the property with pedestrian access to the back of the shop.

## GUIDE PRICE

Offers in the region of £310,000

## VAT

The property has not yet been elected for VAT



## TENURE - FREEHOLD

### TENANCIES

The ground floor is let by a private individual and assigned to Mint Barbers Tonbridge, by way of an effective full repairing and insuring lease for a term of 10 years, expiring 4th August 2030. The current rent is £25,000 per annum, payable monthly in advance. The rent is secured by a six month rental deposit and a personal guarantee from the assignor.

### TENANT INFORMATION

Mint Barbers operate from 24 High Street, Tonbridge, providing professional barbering and grooming services. The business occupies the ground floor on the following terms:

Rent:	£25,000 per annum
Lease Expiry:	4 <sup>th</sup> August 2030
Rent Review:	Upwards only on the 5 <sup>th</sup> year (4 <sup>th</sup> August 2025)
Repairing Obligation:	Tenant to keep the property in good and substantial repair and condition.
Break:	None
L&T Act 1954:	Excluded
Rental Guarantee	6 months rent plus a personal guarantee

The upper floors have been sold by way of long leasehold for 999 years, subject to a peppercorn rent TBC.

## PLANNING

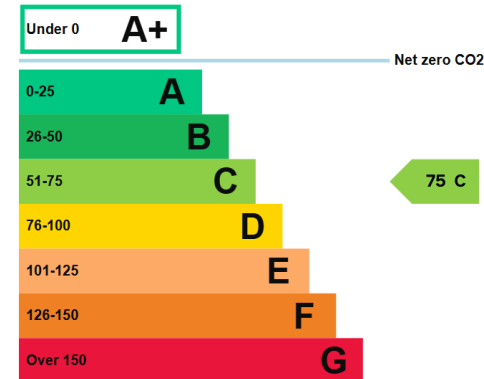
We believe that the ground floor benefits from Class E use and the upper floors residential. Interested parties are advised to make their own enquires with the local planning authority.

### FLOOR AREAS

The ground floor commercial unit has an approximate net internal area of 62.59 sq m (673.72 sq ft). Interested parties are advised to check all measurements themselves.

### EPC

75C



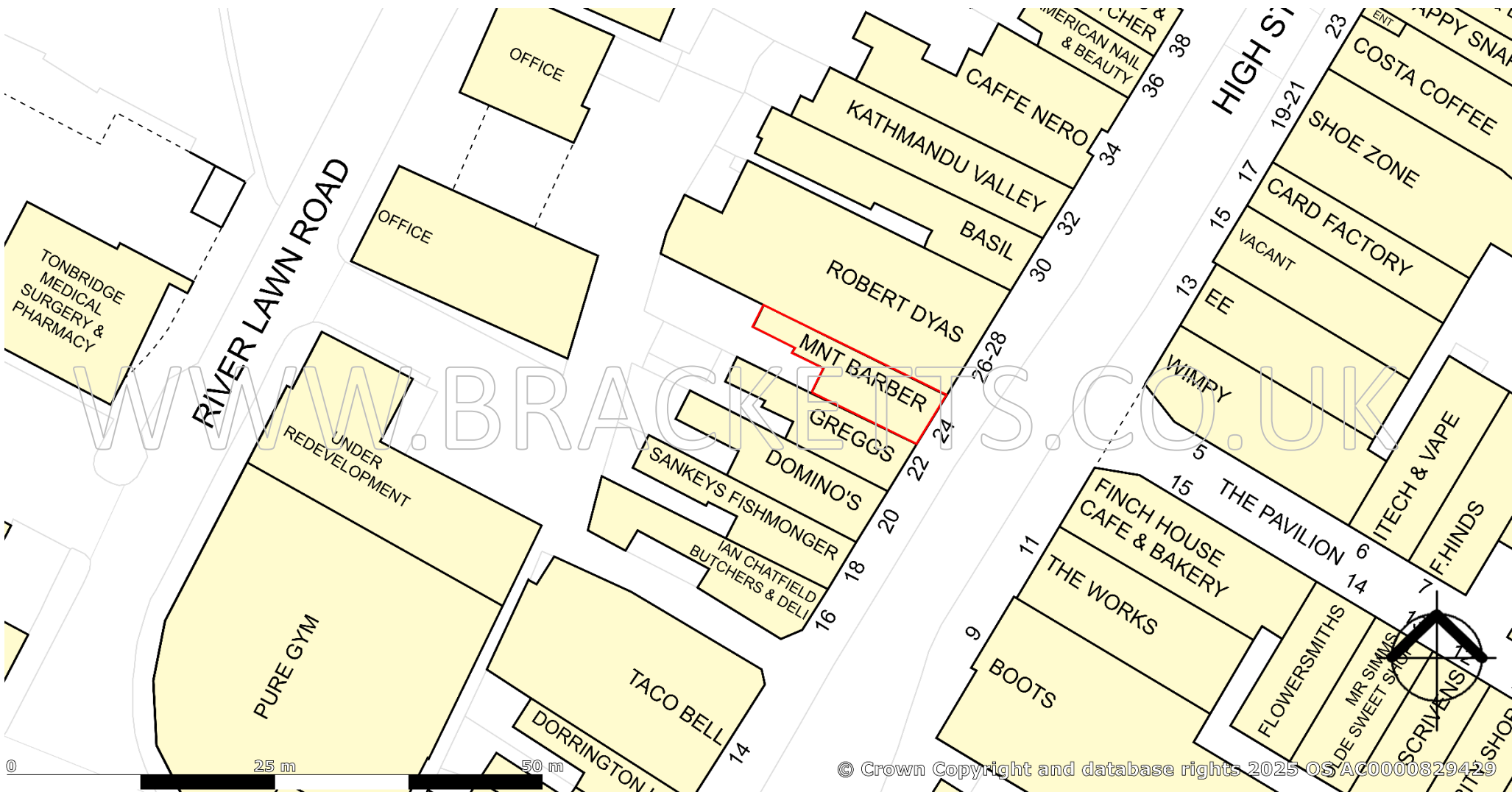
### BUSINESS RATES

From the VOA website, the retail unit has a description of “Shop and premises” with a rateable value of £21,750.

### LOCAL AUTHORITY

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

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**APPROX. 62.59 sq m (673.72 sq ft)**

**24 HIGH STREET,  
TONBRIDGE,  
KENT,  
TN9 1EJ**



**FURTHER INFORMATION & VIEWINGS**

For further information or to arrange an inspection, please  
contact sole selling agents **BRACKETTS**

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