



FOR SALE

FREEHOLD INVESTMENT

18 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 SANKEYS FISHMONGERS LTD

LOCATION

The property is situated in a prominent position on the western side of Tonbridge High Street.

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

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

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 the ground floor commercial unit currently let to a fishmonger and two 2 bed flats on the upper floors which have been sold on long leases.

GUIDE PRICE

Offers in the region of £330,000

VAT

We are informed VAT is not currently applicable.

Subject to contract and proof of funds

TENANCY

The ground floor is let to Sankeys Fishmongers Limited, by way of an effective full repairing and insuring lease for a term of 5 years, expiring 27th September 2027. The lease benefits from protection afforded by the L&T Act 1954.

The current rent is £25,000 per annum, payable monthly in advance. Both residential flats have been sold by way of long leaseholds.

TENURE

The freehold of the building to be sold.

PLANNING

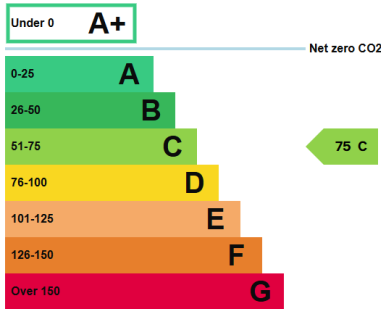
We are led to believe that the ground floor benefits from Class E use and the upper floors residential. Interested parties are advised to make their own enquires with the local planning authority.

BUSINESS RATES

From the VOA website, the retail unit has a description of “shop and premises” with a rateable value of £20,500.

EPC

75C



TENANT INFORMATION

Sankeys Fishmongers Ltd incorporated on 11th May 2009. Sankeys are an established fishmongers with a second branch in Tunbridge Wells.



FLOOR AREAS

The ground floor commercial unit has an approximate net internal area of 72.5 sq m (780 sq ft)


LOCAL AUTHORITY

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

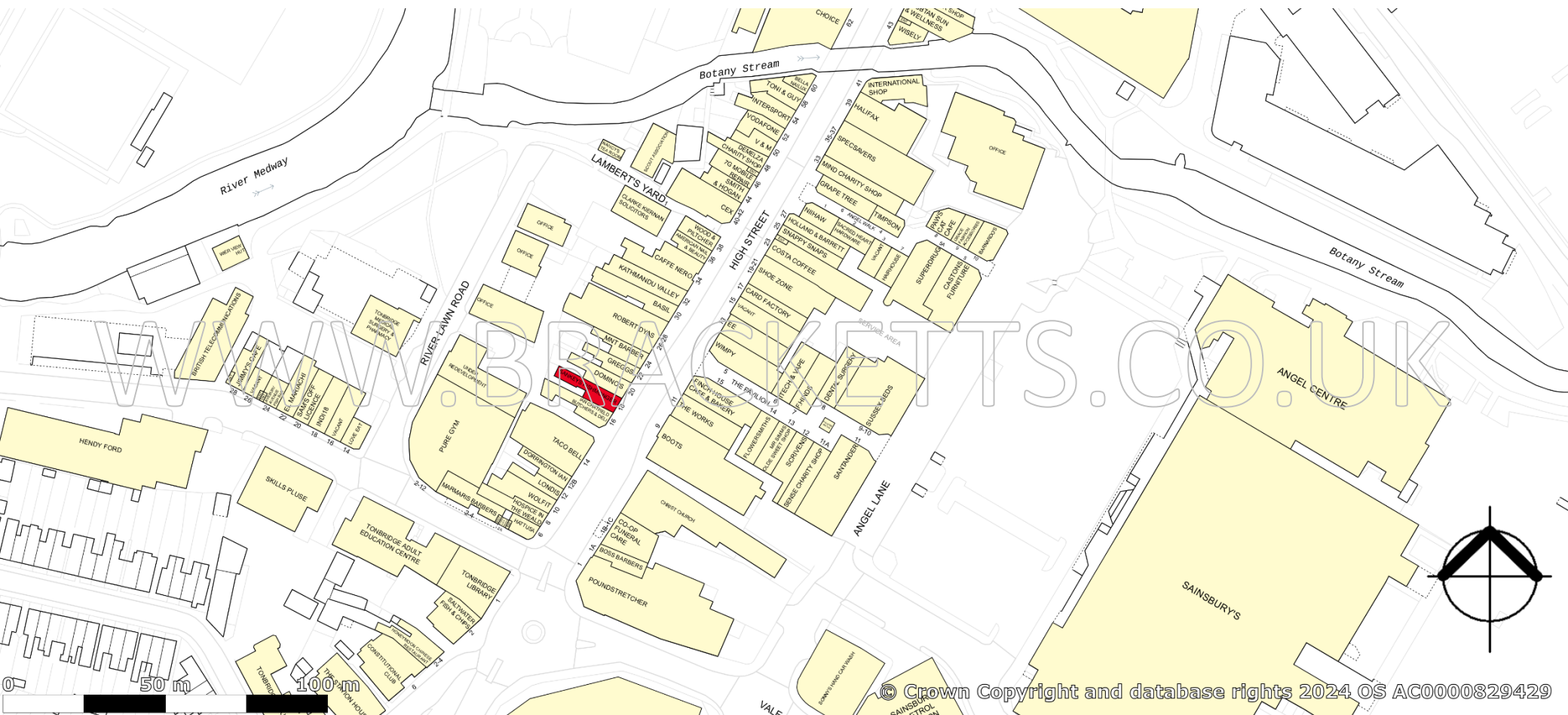
Subject to contract and proof of funds



Owletts Alley

COPYRIGHT  Details of the drawing are the copyright of JVB Consultants and must not be reproduced or copied without prior written consent. Do not scale from this drawing. All persons or companies are to be reported to the Architect immediately. All proposed road junctions and alterations subject to highway engineers detailed design. Removal of any existing line and landmarks are subject negotiation with the relevant planning department, and other statutory controls. All drawings to be read in conjunction with structural engineers drawings and all related Architects and consultant drawings and other relevant information. Any changes to the above drawing during construction work shall be recorded and reported to the Architect immediately. JVB Consultants will not take responsibility for any variation made by a design and build contractor to the design and construction details contained within this drawing. The site plan drawing attached has been generated by Ordnance Survey and its accuracy will be subject to a full and detailed electronic survey.

PROPOSED SCHEME TYPE	INFO
EXISTING SITE USE	INFO
SITE AREA APPROX	50VSF
GROSS BUILDING AREA	8805SQT
FLOOR TO CEILING HEIGHT	2.6M(SUS)
FLOOR TO U/S BEAM HEIGHT	2.4M
PARKING SPACES REQUIRED	INFO
PARKING SPACES ACHIEVED	INFO
CROSSOVERS	INFO
DELIVERY SOLUTION	INFO
SCHEME DERIVED FROM	HAND SURVEY
PLANT SOLUTION	REAR WALL
LEVEL ISSUES	INFO
NOTES	
NOTE 1	INFO
NOTE 2	INFO
NOTE 3	INFO
NOTE 4	INFO
NOTE 5	INFO
PROJECT	
18-HIGH-STREET TONBRIDGE TN11EJ	
DRAWING TITLE	
DRAWN BY	CHKD BY
JAB	
DATE	01/10/10
HIGH STREET	





FURTHER INFORMATION & VIEWINGS

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

01732 350 503

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Abbey Mitchell

abbey.mitchell@bracketts.co.uk



132 High Street
Tonbridge
Kent TN9 1BB

Tel: (01732) 350503
E-mail: info@bracketts.co.uk
www.bracketts.co.uk

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.