



Tenure

Freehold.

Location

Tonbridge, having a population in excess of 30,000, is located 5 miles north of Tunbridge Wells, 8 miles south of Sevenoaks and 14 miles south-west of Maidstone. The town is close to the A21, which provides access to Junction 5 of the M25 Motorway, whilst the A26 links to the A228 and provides access to the M20 Motorway (J4) to the north-east.

The property is situated on the west side of High Street which is the principal retail thoroughfare in the town. Tonbridge Rail Station lies a short distance to the south.

Occupiers close by include Co-op Travel and Domino's (both adjacent), New Look and Boots (opposite), McDonald's, EE, Caffè Nero and Specsavers amongst many others. There is a large Sainsbury's supermarket to the east of High Street.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop together with a self-contained maisonette to the upper floors, accessed from the rear. The property also benefits from a garage to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.10 m	(16' 9")
Net Frontage	4.45 m	(14' 7")
Ground Floor	58.80 sq m	(633 sq ft)

Garage

First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom
NB. Areas taken from a measured survey.

Tenancy

The entire property is at present let to GREGGS PLC for a term of 10 years from 15th March 2012 at a current rent of £24,000 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,700+.

Website Address: www.greggs.co.uk

For the year ended 2nd January 2016, Greggs plc reported a turnover of £835.749m, a pre-tax profit of £73.028m, shareholders' funds of £266.274m and a net worth of £256.026m. (Source: Experian 24.10.2016.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 110 Band E (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 4 Tonbridge**.

Tonbridge

22 High Street

Kent

TN9 1EJ

- **Freehold Shop and Residential Investment**
- Entirely let to Greggs plc until 2022 (2017 break not exercised)
- Comprises shop, maisonette and garage
- Prominent town centre location close to Rail Station
- Rent Review 2017
- Current Rent Reserved

£24,000 pa

SIX WEEK COMPLETION AVAILABLE

