



Tenure

Leasehold. Held for a term of 999 years from 2nd November 2004 (thus having some 991 years unexpired) at a peppercorn rent.

Location

Royal Tunbridge Wells is an attractive and prosperous commuter town located in the heart of Kent, 9 miles south of Sevenoaks and 15 miles south-west of Maidstone. The town benefits from very good communications being situated adjacent to the A21 dual carriageway which provides a direct link to the M25 orbital motorway (11 miles to the north). The M2 and M20 motorways are also easily reached thus giving convenient access to the Channel Ports. There are regular rail services to London (Charing Cross).

The property is situated at the Times Square end of Lime Hill Road opposite an entrance to the Westfield Royal Victoria Place Shopping Centre and pedestrianised Calverley Road.

Description

The property is arranged on basement and ground floor and forms part of a larger building not included in this sale. The ground floor provides a dining area with bar and seating as well as a kitchen area and disabled WC. There are ladies and gents WCs in the basement together with storage and ancillary areas. Additionally there is an outside seating area to the front of the property looking onto Times Square.

The property provides the following accommodation and dimensions:

Shop and Built Depth	27.50 m	(90' 3")
Basement	109.2 sq m	(1,175 sq ft)
Ground Floor	265.2 sq m	(2,855 sq ft)
Total	374.4 sq m	(4,030 sq ft)

Tenancy

The property is at present let to BLANC BRASSERIES LIMITED guaranteed by LFR GROUP LIMITED for a term of 25 years from 27th August 2004 at a current rent of £81,300 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property has been underlet to Dame Tartine Limited at a current rent of £60,000 per annum.

Tenant Information

Raymond Blanc's Brasserie Blanc operate from 11 restaurants.

(Source: www.brasserieblanc.com)

The ultimate holding company of LFR Group Limited is Greene King plc.

For the year ended May 2011, LFR Group Limited reported a turnover of £nil, a pre-tax profit of £1,303,008 and shareholders' funds and a net worth of £67,084,218. (Source: riskdisk.com 16.04.2012)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 15 Tunbridge Wells**.

Tunbridge Wells

Ground Floor & Part Basement

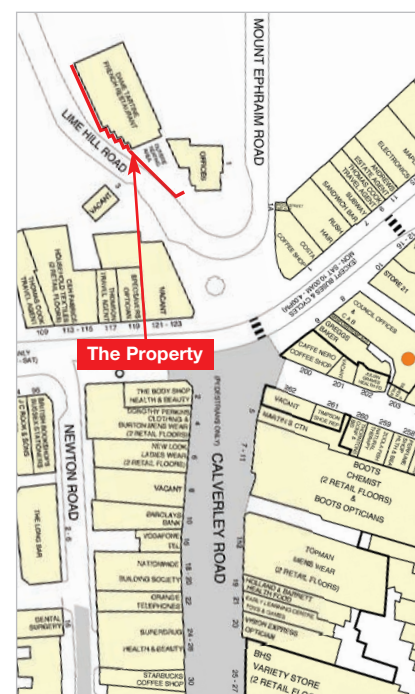
2/8 Lime Hill Road

Kent

TN1 1BE

- **Long Leasehold Restaurant Investment**
- Let to Blanc Brasseries Limited on a lease expiring 2029
- Lease guaranteed by LFR Group Ltd (part of Greene King plc)
- Rent Review 2014
- Current Rent Reserved
£81,300 pa

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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