

Tunbridge Wells

2 The Pantiles Kent TN2 5TJ

- Freehold Bank and Residential Ground Rent
 - Bank let to Barclays Bank plc
 - Bank lease expires 2027 (1)
 - Affluent and historic London commuter town
 - No VAT applicable
 - Bank Rent Review 2017
 - Total Current Rents Reserved
- £20,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

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 junction of The Pantiles, London Road (A26) and Nevill Street (A267).

The Pantiles is home to a variety of independent boutique stores arranged in a pedestrianised location centred around a bandstand. Occupiers close by include Jack Wills, Zizzi and Subway.

Description

The property is arranged on ground, mezzanine and two upper floors to provide a ground floor banking hall with mezzanine and first floor offices. The second floor comprises a self-contained flat which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 26th November by emailing: viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 2 Tunbridge Wells'.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, Mezzanine & First	Barclays Bank plc (2)	Gross Frontage (inc. Splay) 7.55 m (24' 9") Net Frontage 4.65 m (15' 3") Shop Depth 9.55 m (31' 4") Built Depth 12.50 m (41' 0")	20 years from 21.03.2007 Rent review every 5th year from 29.09.12 (1) FR & I subject to a schedule of condition	£20,000 p.a.	Rent Review 2017
Second	Individual	Second Floor Flat	125 years from 29.09.2004	Peppercorn	Reversion 2129

(1) The lease contains a tenant's option to break at the end of the fifteenth year.

(2) Website Address: www.barclays.co.uk

For the year ended 31st December 2013, Barclays Bank plc reported a turnover of Nil, a pre-tax profit of £2.885bn, shareholders' funds of £60.949bn and a net worth of £53.264bn. (Source: riskdisk.com 04.11.2014.)

Total £20,000 p.a.

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

Seller's Solicitor B Shaw Esq, Solomon Taylor & Shaw. Tel: 0207 431 1912 e-mail: barry@solts.co.uk