

Tonbridge
58 High Street
Kent
TN9 1EH

- Well Located Freehold Shop Investment
- Central High Street position
- Opposite WH Smith
- Tenant trades as Toni & Guy
- Recent lease renewal
- Tenant in occupation since 2000
- Rent Review 2020
- Current Rent Reserved **£25,000 pa**

SIX WEEK COMPLETION AVAILABLE



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 and to the M26. The property is situated on the west side of the High Street, in the heart of the town centre. Occupiers close by include Intersport, Halifax, Millets, Vodafone, Thomson and WH Smith.

Description
The property is arranged on ground and two upper floors to provide a ground floor hairdresser's salon with staff ancillary and storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.75 m	(18' 10")
Net Frontage	5.20 m	(17' 1")
Shop Depth	10.35 m	(33' 11")
Built Depth	16.20 m	(53' 2")
First Floor	48.5 sq m	(522 sq ft)
Second Floor	40.0 sq m	(431 sq ft)

Tenancy
The entire property is at present let to TONI & GUY (SOUTH) LTD for a term of 10 years from 25th March 2015 at a current rent of £25,000 per annum.

The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's break option in the fifth year.

Tenant Information
Toni & Guy have 420 salons in 42 countries worldwide, employing over 5,000 people in the U.K. and a further 2,000+ employees worldwide. Website Address: www.toniandguy.com

The Auctioneers have been informed by the Seller that the Tenant has been in occupation since 2000.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see 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@allsoop.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 79 Tonbridge**.

