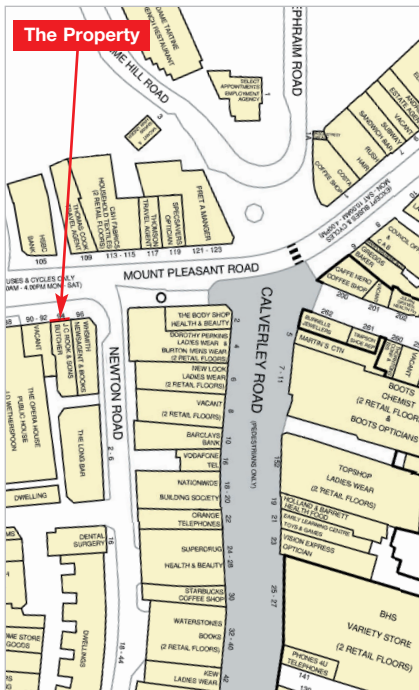


**Tunbridge Wells**  
**94 Mount Pleasant**  
**Road**  
**Kent**  
**TN1 1RT**

- **Freehold Shop and Office Investment**
- **Grade II Listed building in prominent town centre location**
- **Located in popular and attractive South-East Spa Town**
- **No VAT applicable**
- **Upper floors with future redevelopment potential (2)**
- **Current Rent Reserved**  
**£64,000 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 in a Conservation Area on the east side of Mount Pleasant Road, next to the junction with Newton Road and within close proximity to the pedestrianised Calverley Road. Occupiers close by include W H Smith (adjacent), J D Wetherspoons, Thomas Cook, Prezzo, Pret a Manger, Dorothy Perkins, HSB, Boots, New Look and Specsavers amongst many others.

**Description**

The attractive Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with ancillary accommodation in the basement. The self-contained upper floors comprise office accommodation accessed from the front.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (1)</b>	<b>7.80 m</b>	<b>(25' 7")</b>
<b>Net Frontage</b>	<b>4.80 m</b>	<b>(15' 9")</b>
<b>Shop Depth</b>	<b>16.45 m</b>	<b>(53' 11")</b>
<b>Built Depth</b>	<b>20.95 m</b>	<b>(68' 9")</b>

<b>Basement</b>	<b>75 sq m</b>	<b>(807 sq ft)</b>
<b>First Floor (Gross Internal Area)</b>	<b>79 sq m</b>	<b>(853 sq ft)</b>
<b>Second Floor (Gross Internal Area)</b>	<b>77 sq m</b>	<b>(830 sq ft)</b>

**(1) Including entrance to upper parts.**

**Tenancy**

The entire property is at present let to J C ROOK & SONS LTD for a term of 15 years from 1st October 2001 at a current rent of £64,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand that the upper floors are available to sub-let.

**Tenant Information**

No. of Branches: 15.  
 J C Rook & Sons are a well established family run butchers who have been trading in Kent for 40 years and employ over 200 staff.  
 (Source: www.rooksonline.co.uk)  
 For the year end 30th April 2011, J C Rook and Sons Ltd reported a turnover of £11.84m, a pre-tax profit of £19,000 and a net worth of £790,000.  
 (Source riskdisk 09.11.12)

**VAT**

VAT is not applicable to this lot.

**Upper Floors (2)**

The upper parts may be suitable for residential use subject to the existing occupational lease and all the relevant consents. All enquiries should be referred to Tunbridge Wells Borough Council [www2.tunbridgewells.gov.uk](http://www2.tunbridgewells.gov.uk)

**Documents**

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

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** M Griver Esq, Portner. Tel: 0207 616 5300 Fax: 0207 935 0500 e-mail: [mrg@portner.co.uk](mailto:mrg@portner.co.uk)  
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