

Tonbridge

12 & 29 York Parade

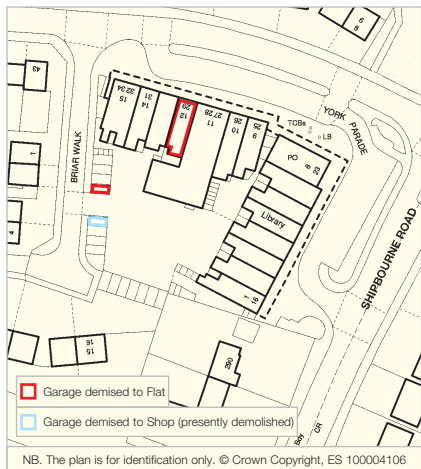
Shipbourne Road

Kent

TN10 3NP

- **Freehold Convenience Store and Residential Ground Rent Investment**
 - Shop let to Somerfield Stores Ltd (t/a Co-operative Food)
 - Ground rent secured on maisonette and garage
 - Established local neighbourhood parade
 - No VAT applicable
 - Reversion 2017
 - Total Current Rents Reserved
- £12,025 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 located approximately 2 miles from the town centre on York Parade which forms part of the neighbourhood shopping centre and is situated just off Shipbourne Road (A227). Occupiers close by include Metrobet, McColl's, Sainsbury's and a variety of local retailers.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop unit currently trading as a convenience store together with a maisonette on the upper floors. The title includes two garages to the rear.

One rear garage is demised to the shop, however the lessee has chosen to demolish this with the landlord's consent and is required to reinstate it upon lease expiry. Please refer to the legal pack in this regard. The lessee occupies the adjoining units 10 and 11 which do not form part of the sale. We have been informed by the Vendor that the lessee has applied for permission to refurbish the store. The maisonette and the second rear garage have 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.alltop.co.uk
Energy Performance Certificate
For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Somerfield Stores Ltd (1) (t/a Co-operative Food)	Gross Frontage 5.50 m (18' 0") Net Frontage 5.10 m (16' 9") Shop & Built Depth 13.64 m (44' 9")	15 years from 23.12.2002 FR & I	£12,000 p.a.	Reversion December 2017
First and Second	Individual	Maisonette and Garage – 3 Rooms, Kitchen, Bathroom and External Garage	99 years from 25.12.1984 Doubles every 33rd year	£25 p.a.	Reversion 2083

(1) Somerfield Stores Ltd are a wholly owned subsidiary of The Co-Operative Group Ltd.

Total £12,025 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

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