

Tunbridge Wells 79 Mount Pleasant Kent TN3 8LX

- Freehold Charity Shop and Ground Rent Investment
- Well located in the town centre
- Popular South East spa town
- Shop Rent Review 2017 (1)
- Total Current Rents Reserved
£25,250 pa



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 busy trading position on the west side of Mount Pleasant between its junctions with York Road and Church Road and within easy walking distance of its junction with Calverley Road and the shopping centre.

Occupiers close by include Cancer Research UK, Barnardo's, Lloyds TSB, Toni & Guy, Britania, NatWest amongst others.

Description

The property is arranged on ground and two upper floors to provide a shop together with a self-contained maisonette above which has been sold off.

VAT

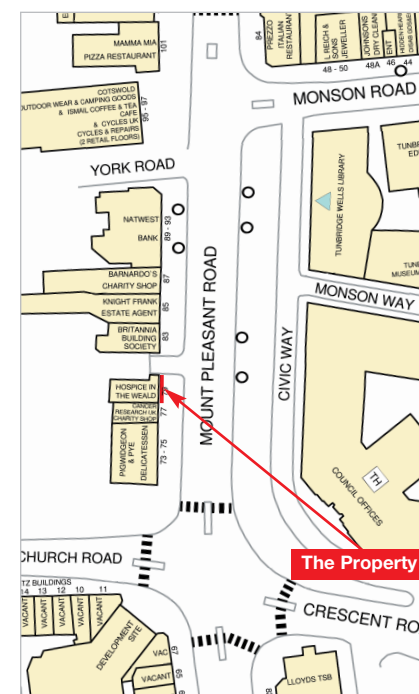
VAT is applicable to this lot.

NB. Buyers' Premium. The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Hospice in the Weald (1)	Gross Frontage 5.10 m Net Frontage 4.30 m Shop Depth 9.45 m Built Depth 11.10 m	(16' 9") (14' 2") (31' 0") (36' 5") 10 years from 10.08.12 Rent review 2017 There is a tenant's break clause in 2017 (1) FR & I	£25,000 p.a.	Rent Review 2017
Maisonette	Individual	First and Second Floor Residential	125 years from 25.03.12	£250 p.a.	Reversion 2137

(1) Hospice in the Weald is a Charitable Trust, formed in 1980, and has 15 shops in the region around Tunbridge Wells.
www.hospiceintheweald.org.uk

Total £25,250 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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