

**Tonbridge**  
**150-152 High Street**  
**Kent**  
**TN9 1BB**

- **Freehold Restaurant and Residential Investment**
  - Restaurant let to ASK Restaurants Ltd (sub-let) on a lease expiring in 2022
  - Prosperous south-east town centre location
  - Includes 4 flats newly completed to a high standard
  - No VAT applicable
  - Restaurant Rent Review 2017
  - Total Current Rents Reserved
- £65,000 pa**  
**plus 4 Vacant Flats**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Tonbridge has a resident population in excess of 34,000 and is located on the River Medway, 28 miles south-east of Central London. Maidstone is 12 miles to the north-east, whilst Tunbridge Wells is 5 miles to the south. The town is served by the A26 and the A21 dual carriageway which provide swift access to the M25 motorway. The property is situated in the heart of the town centre on the west side of High Street, close to the junction with Castle Street. Occupiers close by include NatWest and Lloyds Bank together with a number of local traders, restaurants and takeaway shops.

**Description**  
The property is arranged on ground and one upper floor to provide a large ground floor restaurant which has been fitted out to provide customer seating, bar, WC facilities, kitchen and storage. The first floor provides 4 self-contained flats that have recently been completed to a high standard and have not been occupied. The flats are accessed via Jeffrey's Passage. There is a small area of land to the rear which may provide limited parking.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
For Restaurant EPC please see website.  
Flats Range from EPC Rating 78-79 Band C (Copies available on website).

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	ASK Restaurants Ltd (guarantee from Ask Restaurants plc (sublet (2))	Gross Frontage	10.4 m	(34' 2")	25 years from 19.08.1997 Rent review every 5th year FR & I	£65,000 p.a.	Rent Review 2017
		Net Frontage	9.3 m	(30' 6")			
		Shop Depth	33.3 m	(109' 3")			
		Built Depth (Max)	42.15 m	(138' 4")			
		Ground Floor (GIA)	408 sq m	(4,392 sq ft)			
First – Flat 1	Vacant	First Floor Flat comprising Kitchen/Reception, 2 Bedrooms and Bathroom				-	
First – Flat 2	Vacant	First Floor Flat comprising Kitchen/Reception, Bedroom and Bathroom				-	
First – Flat 3	Vacant	First Floor Flat comprising Kitchen/Reception, Bedroom and Bathroom				-	
First – Flat 4	Vacant	First Floor Flat comprising Kitchen/Reception, Bedroom and Bathroom				-	

(1) Website Address: [www.askitalian.co.uk](http://www.askitalian.co.uk). For the year ended 1st July 2012, ASK Restaurants Ltd reported a turnover of £194m, a pre-tax profit of £9m, shareholders' funds of £137.8m and a net worth of £137.8m. (Source: riskdisk.com 09.01.13.)  
(2) The restaurant has been sublet to Beyoglu Ltd at £65,000 p.a. for a term of years expiring 2022 (one other branch in Petts Wood).

**Total £65,000 p.a.**





Flat 1 – Living Room



Flat 2 – Bathroom



Flat 3 – Kitchen