

# Tunbridge Wells

## 10 Monson Road and 10 Monson Colonnade Kent TN1 1LY

- **Attractive Freehold Shop Investment**
- **Affluent Kent town**
- **Town centre position**
- **Close to Calverley Road**
- **Shop Rent Review 2013**
- **Total Current Rents Reserved**

**£24,001 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 on the northern side of Monson Road, 50 yards to the south of its junction with the pedestrianised Calverley Road. Occupiers close by include Ask, Lakeland, Blacks, Cook, Ryman's and Headmasters amongst others.

### Description

The property is arranged on basement, ground and three upper floors to provide a florist's shop on the ground and basement together with a self-contained maisonette above which has been sold off on a long lease.

### VAT

VAT is applicable to this lot.

### Documents

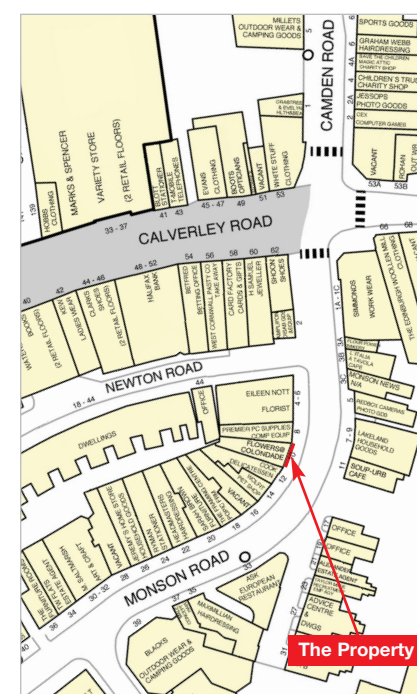
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 108 Tunbridge Wells.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
10 Monson Road	S Wood (Florist)	Gross Frontage 6.30 m (20' 8") Net Frontage 5.85 m (19' 3") Shop & Built Depth 16.50 m (54' 2") Basement 41.5 sq m (447 sq ft) Ground Floor 63.3 sq m (682 sq ft)	10 years from 13.08.2009 Rent review in 2013 and every 5th year thereafter The lease contains a tenant's option to break on 12.08.2014 FR & I	£24,000 p.a.	Rent Review 2013
10 Monson Colonnade	Three Individuals	First, Second & Third Floor Maisonette – Not Inspected	125 years from 24.06.1989	£1 p.a.	Reversion 2124

**Total £24,001 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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