



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 Motorway.

The property is well located on the east side of High Street (B2260), which acts as the primary retail pitch and thoroughfare of the town centre and adjoins the Angel Walk Shopping Centre.

Occupiers close by include WH Smith (adjacent), Vodafone (opposite), Halifax, Toni & Guy, Holland & Barrett, O2, Monsoon, EE and Clintons, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette arranged over the upper floors and accessed from the rear.

VAT

Please refer to the special conditions of sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor 33 High Street	MIND (1)	Gross Frontage 5.70 m (18' 8") Net Frontage 4.65 m (15' 3") Shop Depth 22.35 m (73' 4") Built Depth 28.45 m (76' 11")	10 years from 23.04.2015 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2020
First and Second Floor 33A High Street	Individuals	First and Second Floor Maisonette comprising 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 14.11.2007	£8,100 p.a.	

(1) Website Address: www.mind.org.uk

(2) The lease contains a tenant's break in the 5th year

NB. This is a sale by administrators acting without personal liability and as such no representations or warranties are given and none may be implied.

Total £38,100 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

Seller's Solicitor Richard Bellamy, Addleshaw Goddard. Tel: 0113 209 2256 e-mail: richard.bellamy@addleshawgoddard.com

Tonbridge

33/33A High Street Kent TN9 1SQ

- Well located Freehold Shop and Residential Investment
- Situated in Tonbridge town centre
- Adjacent to Angel Walk Shopping Centre
- Shop let to MIND until 2025 (2)
- Self-contained maisonette above
- Total Current Rents Reserved
£38,100 pa

On the Instructions of London
and Henley (Tonbridge) Ltd
(in administration)

KPMG

