



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 on the corner of High Street and Bradford Street in the heart of the town centre.

Occupiers close by include W H Smith, Halifax, Toni & Guy, QS, The Carphone Warehouse, Nationwide, Boots Opticians, Peacocks, Bon Marché, Co-Op and Starbucks.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with part first floor staff accommodation. The remainder of the first floor and second floor provides a self-contained maisonette which is separately accessed from Bradford Street.

The property provides the following accommodation and dimensions:

Gross Frontage	5.25 m	(17' 3")
Net Frontage	4.40 m	(14' 5")
Shop Depth	13.70 m	(44' 11")
Built Depth	21.25 m	(69' 8")
Part First Floor	7.20 sq m	(77 sq ft)

First & Second Floor Maisonette – Two Rooms, Kitchen and Bathroom

NB: Flat not inspected by Allsop.

Tenancy

The entire property is at present let to JOHNSON CLEANERS UK LTD for a term of 15 years from 21st March 2005 at a current rent of £32,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the maisonette above has been sub-let on an Assured Shorthold Tenancy.

Tenant Information

Johnsons are Britain's largest retail dry cleaner with some 550 branches across the United Kingdom (excluding Northern Ireland). The origins of the dry cleaning business goes back to 1817. Johnson Cleaners UK was formed in 1995 when the 12 operation companies which make up the Group in the UK at that time, were restructured into just two companies. In July 1996 JCUK opened its Central Processing Unit (CPU) in Rugby to meet the growing demand for specialist services. The CPU utilises the latest technology in terms of equipment and cleaning solvents in order to support JCUK's traditional dry cleaning facilities available at the branches.

Further information is available on their website: www.johnsoncleaners.co.uk
For the year ended 25th December 2009, Johnson Cleaners UK Ltd reported a turnover of £70,288,000, a pre-tax profit of £2,861,000 and a net worth of £9,931,000. (Source: www.riskdisk.com 23.12.2010)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 3 Tonbridge**.

Tonbridge

66 High Street

Kent

TN9 1EE

- Freehold Shop and Residential Investment
- Let to Johnson Cleaners UK Ltd
- Lease expires 2020
- Includes one bed maisonette above
- Rent Review 2015
- Current Rent Reserved

£32,000 pa

SIX WEEK COMPLETION AVAILABLE

