

Tunbridge Wells

86-88 High Street
Kent
TN1 1YF

- **Attractive Town Centre Freehold Restaurant Investment**
- Comprising a total GIA of 396.80 sq m (4,271 sq ft)
- Let to Azzurri Restaurants Limited (t/a Zizzi) on a lease expiring in 2041 (no breaks)
- Annual RPI linked rent reviews
- Located in prosperous and attractive South East commuter town
- Benefits from an entrance fronting London Road and first floor seating
- Next Rent Review due 25th March 2019
- Current Rent Reserved

£72,990 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure
Freehold.

Location

Royal Tunbridge Wells is an attractive and prosperous London commuter town located in the heart of Kent, 9 miles south of Sevenoaks and 15 miles south-west of Maidstone. The town benefits from 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 also regular rail services to London (Charing Cross). The property is located on the west side of High Street, at its junction with London Road (A26).

Occupiers close by include Pizza Express (opposite), McColl's, Hamptons International Estate Agents, Whistles, CP Hart, The Ivy restaurant/bar, Savills, Sweaty Betty and Space NK, amongst many others.

Description

This attractive corner property is arranged on basement, ground and one upper floor to provide a ground floor restaurant fronting both High Street and London Road with basement storage, staff ancillary and WCs. The first floor provides additional customer seating with a covered terrace and WC facilities. The property benefits from return frontage to White Bear Passage and outdoor seating.

The property provides the following Gross Internal Areas:

Basement	131.80 sq m	(1,418 sq ft)
Ground Floor	133.60 sq m	(1,438 sq ft)
Mezzanine WC	3.70 sq m	(40 sq ft)
First Floor	127.70 sq m	(1,375 sq ft)
Total	396.80 sq m	(4,271 sq ft)

Tenancy

The entire property is at present let to AZZURRI RESTAURANTS LIMITED for a term of 45 years from 1st August 1996 at a current rent of £72,990 per annum. The lease provides for annual RPI linked rent reviews and contains full repairing and insuring covenants. The next rent review is due on 25th March 2019.

Tenant Information

No. of Branches: 140+.

Website Address: www.zizzi.co.uk

For the year ended 2nd July 2017, Azzurri Restaurants Limited reported a turnover of £249.250m, a pre-tax profit of £19.289m, shareholders' funds and a net worth of £76.115m. (Source: Experian 30.05.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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