

Tunbridge Wells 3-5 Grosvenor Road Kent TN1 2AH

- **Freehold Shop and Residential Ground Rent Investment**
- Comprises a modern hair salon with four flats above
- Both shops let on one lease expiring 2023
- Busy position adjacent to Costa Coffee
- Shop Rent Review 2013
- Total Current Rents Reserved

£71,000 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 well situated, being adjacent to Costa Coffee and Subway and very close to both Westfield's Royal Victoria Place Shopping Centre, anchored by Fenwicks, and the pedestrianised Calverley Road.

Occupiers close by include Costa, Pret a Manger, Tesco, Greggs, Maplin, Santander and Subway.

Description

The property is arranged on ground and two upper floors to provide a ground floor hair salon with four self-contained flats above. Flats 1 and 3 have been sold off on long leases whilst Flats 2 and 4 will be sold off on long leases from completion.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

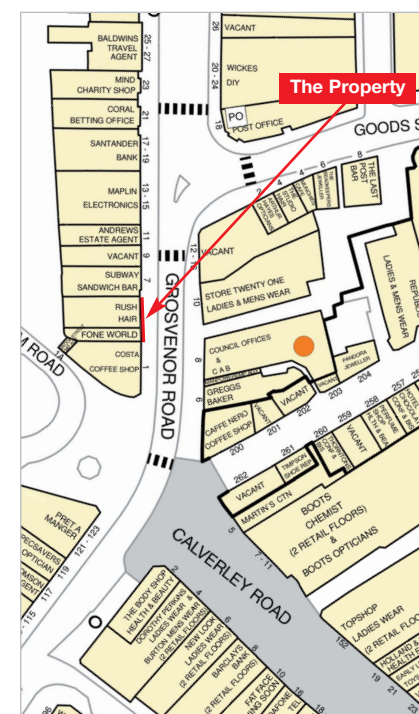
For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------------------------------|--------------------------|---|--|--|--|
| 3/5 Grosvenor Road (1) | Rush Hair Ltd (2) | Gross Frontage (inc passage) 11.5 m Net Frontage 9.65 m Shop Depth 14.25 m Built Depth 16.90 m | (37' 8") (31' 8") (46' 9") (35' 5") | 15 years from 01.08.2008 Rent review every 5th year FR & I | £70,000 p.a. Rent Review 2013 |
| Flat 1 & 3 | Two Individuals | Flat 1 (GIA) | 47.13 sq m (507 sq ft) | Two separate leases for 125 years from 25.03.2008 | £500 p.a. (in total) Reversion 2133 |
| Flat 2 & 4 | Halefield Properties Ltd | Two Flats | | 125 years from the date of completion | £500 p.a. (in total) Reversion 2138 |

(1) The tenant has sublet part of the ground floor to Fone World.

(2) Rush Hair Salons trade from 60 hair & beauty salons across London and the South-East. Website: www.rush.co.uk

Total £71,000 p.a.



Prospective purchasers are strongly advised to read the notices to prospective buyers and all applicable conditions of sale and addenda

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