

# Tonbridge

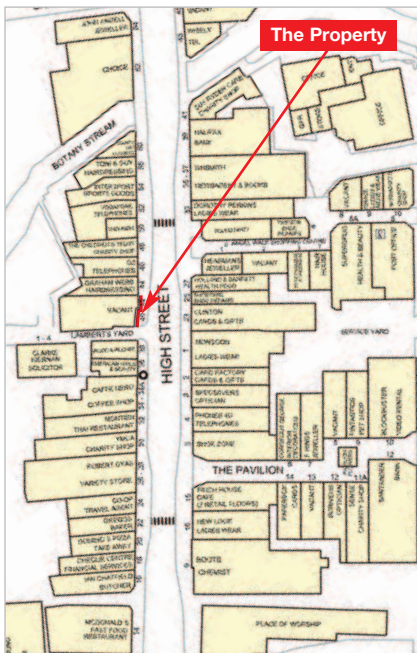
## 40-42 High Street

### Kent

#### TN9 1EH

- **Freehold Grade II Listed Vacant Shop and Residential Investment**
- Comprising a shop and two self-contained flats
- Shop benefits from A1, A2 and A3 Use
- Good town centre location close to Tonbridge Rail Station
- No VAT applicable
- Total Current Rents Reserved **£15,720 pa**
- **Plus Vacant Shop**

**SIX WEEK COMPLETION AVAILABLE**



## 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 well situated in the town centre on the High Street, at its junction with Lamberts Yard, diagonally opposite the Angel Walk Shopping Centre and a short distance from Tonbridge Rail Station. Occupiers close by include W H Smith, Halifax, Dorothy Perkins, Holland & Barrett, Monsoon, Specsavers, Caff  Nero, Greggs, New Look, Boots and many others.

## Description

This attractive Grade II Listed property is arranged on ground and two upper floors to provide a ground floor shop with the benefit of A1, A2 and A3 Use and two self-contained 2 bedroom flats above. The flats are accessed via Lamberts Yard to the rear.

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

Shop EPC Rating 96 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Vacant (Previously occupied by Santander until 2013)	Gross Frontage 9.3 m (30' 06") Net Frontage 8.55 m (28' 1") Built Depth 20.85 m (68' 5") Ground Floor 155 sq m (1,668 sq ft)		(1)	
First Floor	An Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom (2)	3 years from 11.06.2013	£7,800 p.a.	Reversion 2016
Second Floor	An Individual	Second Floor Flat – 3 Rooms, Kitchen, Bathroom (2)	12 months from 01.11.2013	£7,920 p.a.	Reversion 2014

(1) The rateable value as at 1st April 2010 is £41,250.

(2) Flats not inspected by Allsop, accommodation details provided by the vendor.

**Total £15,720 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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