

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position, adjacent to a **Pizza Hut**, opposite a **Sainsbury's Local**, near a **BP/M & S Petrol Station** and a recently opened **Tesco Express** as well as being amongst a variety of specialist retailers and restaurants all serving the surrounding residential area. Tunbridge Wells is an affluent spa town which lies some 40 miles south-east of Central London and 35 miles north-east of Brighton, on the A21 which links to the M25 (Junction 5).

PROPERTY

A corner building comprising a **Ground Floor Shop** with separate side access to **Residential Accommodation** on the first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 24'6" Internal Width 21'10" Shop Depth 48'5" Built Depth 58'2" Sales Area Approx. 1,000 sq ft 3 WC's	Done Brothers (Cash Betting) Ltd T/A Betfred (Having over 750 branches) (T/O for Y/E 31/12/13 £5bn, Pre-Tax Profit £26.81m and Shareholders Funds £112.15bn)	15 years from 4th January 2007	£25,000	FRI Rent Review 2017
Residential Accommodation	Not Inspected	2 Individuals	199 years from 1st February 2008	£100	FRI Rent rises to £200 in 2033, £400 in 2058, £800 in 2083 and £1,600 in 2108
TOTAL				£25,100	

£25,100 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Lanyon Bowdler Solicitors - Tel: 01952 291 222
Ref: P. Chaudhari Esq - Email: praveen.chaudhari@lblaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts