



## SITUATION

Located close to the junction with Bordyke in the town centre amongst a variety of independent retailers and approx. 300 yards from the prime retail pitch of the town which hosts various multiple retailers. Tonbridge is an affluent Kent town approximately 28 miles south-east of central London, 12 miles from Maidstone and 5 miles north of Royal Tunbridge Wells. In addition, the M25 (Junction 5) is easily accessible.

## PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** with internal access to **Basement Storage**. In addition, the property includes a **rear parking space**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'0"
Internal Width	13'6"
Shop Depth	25'9"
Built Depth	36'2"
WC	

### Basement

Area	Approx. 235 sq ft
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VAT is applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 18th December 2019 at a peppercorn ground rent.



## TENANCY

The property is let on a repairing and insuring lease (refer to lease and schedule of condition) to **Jack Charles Property Services Limited as Estate Agents (see Note 1)** for a term of 6 years from 3rd June 2020 at a current rent of **£10,000 per annum** exclusive.

### Rent Review and Tenant's Break June 2023

**Note 1: The tenant is in occupation of the newly fully fitted premises and officially launches the Estate Agency this month.**

**Note 2: There is a 3 month Rent Deposit held.**

**£10,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

Berlad Graham LLP  
Tel: 01895 457 474 Ref: Jack Grunhut  
Email: jg@bglaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**