



SITUATION

Occupying a prominent trading position adjacent to a new **Jempsons Convenience Store**, in the heart of this picturesque Village surrounded by a host of established traders. Wadhurst lies on the B2099 midway between the A21 and A26 some 7 miles south-east of Tunbridge Wells.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 36'0" Internal Width 33'7" Shop Depth 29'6" max Built Depth 36'11" WC	Jempsons Limited (T/O for Y/E 30/06/20 £19.17m, Pre-Tax Profit £427,529 and Shareholders' Funds £10.87m) (Sub-let to N&J Howard t/a Piccolo Café until 16th May 2029)	15 years from 16th June 2014	£16,907	FRI Rent Review 2024 in line with RPI (min 1% and max 5% compound) Note 2: Based on current RPI levels the 2024 rent will increase to £18,000 p.a.
First & Second Floor Flat plus 1 parking space	Not Inspected	Individual	120 years from 7th May 2021	£250	FRI
				Total: £17,157 (Rising in 2024 - see Note 2)	

PROPERTY

An attractive Period corner building comprising a **Ground Floor Double Café** with separate side access to a **Self-Contained Flat** at first and second floor levels.

There is a rear parking space for 1 car.

Note 1: The right hand half of the shop is only included in the Title at ground floor level - see red arrows on second photo.

**£17,157 p.a.
Rising in 2024 - see Note 2**

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6982 Ref: Jaymini Ghelani
Email: jg@axiomstone.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'**

