

**Mixed Residential and Commercial
Investment
Freehold For Sale**



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Investment
Freehold for sale**

**PRICE £350,000
Subject to Contract**

**138 and 138a London Road, Southborough
Tunbridge Wells, Kent TN4 0PL**



132 High Street
Tonbridge
Kent
TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@brackettts.co.uk

www.brackettts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733

LOCATION

The property is situated in the centre of Southborough on the western side of the London Road opposite Yew Tree Road. Local shops include a pharmacy and several convenience food outlets.

Southborough is 2 miles north of Tunbridge Wells and the A21 is around a mile to the north and Tonbridge mainline station also around 2 miles away.

The new Southborough Hub centre opens in 2021 and comprises a new community facility and medical centre.

DESCRIPTION

Comprises a late Victorian two storey building with dormers within the roofspace, and is of part rendered brick below a slate roof. The accommodation provides a self contained three bedroom maisonette, a tenanted café and a vacant lock-up retail unit.

There is parking to the rear accessed via a narrow passageway between this and the next door property. Rights of way exist over this side passageway to a separate unit to the rear.

ACCOMMODATION

The accommodation is as follows:

I38a: Vacant Ground Floor shop

Dimensions: 14 9' x 15

Wc

Floor Area 221 sq ft (20.5 sq m).

I38: Tenanted Café

Dimensions: 12 4' widening to 16 9' x 27 4' deep

Floor area: 363 sq ft (33.7 sq m)

Stock room: 30 sq ft (2.8 sq m)

Kitchen: 184 sq ft (17 sq m)

Living accommodation

Ground floor

Rear access to stairs leading to:

First floor

Sitting room 13 4' x 13 7'

Kitchen 10 x 13' 10

Bedroom 12 x 13 6'

Bathroom with bath basin and wc

Second Floor

Bedroom 12' 10 x 9 6'

Bedroom 12' 10' x 9 6'

We estimate that the approx GIA of the living accommodation is 1080 sq ft (100 sqm)

Gas central heating is installed.

TENANCIES

I38a is currently vacant. The Estimated ERV is **£6,500-£7,000** per annum.

The cafe is let by way of an effective full repairing and insuring lease for a term of 10 years from 13.3.2020 expiring 12.3.2030 at **£11,800** per annum. Rent is payable quarterly. The lease is on terms inside the Landlord and Tenant Act 1954.

The living accommodation is let by way of an Assured Shorthold Tenancy expiring 18.1.2021 at **£890** pcm.

The total potential combined gross rent, once the vacant retail unit is let, could be approaching **£30,000 per annum.**

FOR SALE

Freehold for sale subject to the lease of the café and the AST and vacant possession of the retail unit. Price £350,000 subject to contract. NO VAT.

BUSINESS RATES

From the VOA website the property has the following assessments:

I38 RV £7,200

I38a RV £5,800

ENERGY PERFORMANCE CERTIFICATE

I38 has a E 105 rating.

I38a has a D 88 rating

The maisonette has a E 52 rating.

FOR FURTHER INFORMATION

Through sole agents

Bracketts – 01732 350503.

Contact:

Jeffrey Moys

Email: jeff@bracketts.co.uk

John Giblin

Email: john.giblin@bracketts.co.uk

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