



durlings

chartered surveyors  
and property consultants



Poppies Pantry • Pennington Road • Southborough • Tunbridge Wells • Kent TN4 0SJ

**Detached Café – Freehold & Business For Sale**



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## Location

Pennington Road runs directly off the London Road (A26) which is the principal thoroughfare from the A21 (T) and Tonbridge, to the centre of Tunbridge Wells.

The property is situated behind the Imperial public house and directly opposite the car park to Pennington Grounds.

## Description

A single storey detached property, originally public toilets, and now having been converted to provide a small open plan café with the benefit of an A3 use. There is an open plan kitchen area and a WC.

The property is to be sold with all equipment, fixtures and fittings, along with the goodwill of the business.

## Floor Area

220 sq ft

## Tenure

Freehold.

There is a covenant regarding development containing overage provisions in favor of the previous owners. Full details on request.

## Guide Price

£65,000

## Terms

To be sold as a going concern.

## Business Rates

The rateable value is £ 2075. Small business rates will apply, subject to certain qualifying features, where there is then a nil charge.

## Legal Costs

Each party is to be ultimately responsible for their own costs. An abortive costs undertaking shall be required otherwise.

## Viewing

**As the business continues to trade all appointments to view must be arranged in advance with the agents - 01892 552500.**

## Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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  - (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.
- 22.10.14

**Subject to contract & proof of finance.**

15.04.15

# COMMERCIAL

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