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66 High Street • Edenbridge • Kent TN8 5DR
Retail / A2 Investment - Freehold For Sale
Current annual income of £30,200 per annum



**chartered surveyors
and property consultants**

COMMERCIAL

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Location

Edenbridge is located approximately 10 miles to the west of Tonbridge and approximately 8 miles north of East Grinstead. Access to the A22, via Lingfield, is approximately 5 miles to the west, and the A25 (Westerham), 5 miles to the north, which provides access to the A21 and M25 a further 3 miles to the east. The subject property is centrally located in Edenbridge's High Street, which is the town's principal thoroughfare. Other close by occupiers include Costa (next door), Lloyds TSB, Tesco Express and HSBC.

Description

This property comprises a ground floor, double fronted shop, currently trading as a betting shop. The first and roof area comprise 2 no. self-contained flats, which are accessed from the rear.

The property is at the end of a terrace and on the corner of Lingfield Road. There is a parking area directly to the rear of the property, for both the flats and the shop. The ground floor area, which is subject to an occupational lease to Corals, is predominately open plan, with ancillary areas.

Floor Areas

Ground Floor –	
Internal Width (min) -	28 ft 5" (8.66 m) [to rear (max) 31ft 6" (9.61 m)]
Internal Depth (max.) -	40 ft 11" (12.49m)
Zone A area –	537 sq ft (49.91 sq m)
Zone B area –	426 sq ft (39.55 sq m)
Remainder:	
Kitchen / Store –	126 sq ft (11.73 sq m)
Disabled WC –	45 sq ft (4.15 sq m)
Overall area -	1134 sq ft (105.35 sq m)
ITZA –	750 sq ft (69.68 sq m)

There is parking allocation to the rear of the property for the shop and the flats, with each flat having one allocated space.

Tenure

Freehold, subject to tenancies.

Tenancies

Ground Floor –

Tenant – Coral Estates Ltd.

Term – 15 years from 2nd December 2005 (thus expiring 1st December 2020)

Rent - £30,000 pax

VAT – The lease states the landlord shall not charge VAT on the rent, however Corals have continued to pay VAT in addition to the rent, for several years, and have confirmed they are happy to continue to do so. Confirmation email available on request.

Rent Review - 02/12/2015, on an "upward only" basis.

Use – As a betting shop, or any other use within A1 or A2.

Repair – Tenant of the ground floor is to be responsible to repair and keep in good tenable repair the demised area – i.e. the ground floor, along with periodic decoration of this area.

The tenants of the upper floors are to contribute a fair proportion of the landlord's costs in repairing the roof structure and foundations, only. These are costs are to be recovered in arrears.

The landlord is covenanted to maintain the building, roof and foundations.

First Floor –

Flat (2b Lingfield Road) –125 years from 05/01/2007. Ground rent of £100 per annum (doubling after each 25th year interval).

Second Floor –

Flat (2a Lingfield Road) –125 years from 05/01/2007. Ground rent of £100 per annum (doubling after each 25th year interval).

Total current annual income - **£30,200.**

Guide Price

£300,000 plus VAT.

Important Note

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06.11.15