



chartered surveyors  
and property consultants



32 Avebury Avenue • Tonbridge • Kent TN9 1TL

**Office / Residential Investment - For Sale**



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### Location

Tonbridge is a principal town in north west Kent, 35 miles southeast of London and located just to the east of the A21 (T), and approximately 3 miles to the north east of Tunbridge Wells, 7 miles south east of Sevenoaks and around 10 miles south of Junction 5 of the M25. There is easy access to Gatwick Airport being 28 miles to the west, and Folkestone Eurotunnel 50 miles to the east.

### Situation

Avebury Avenue is in a central location, close to the town's mainline train station, being 0.3 miles distant and a 5 min. walk, via the High Street, being only 0.1 miles away.

This property is at the western end of Avebury Avenue, close to the junction with Barden Road, which it also has a frontage to.

This is a predominantly residential area made up of late Victorian housing stock.

### Description

This property comprises a two-storey detached building understood to have been built in the 1930s as two shops and a flat above, and since having undergone improvements over the years.

The ground floor comprises a self-contained office. There is a forecourt on the Avebury Avenue elevation with space to park 2 cars.

The first floor comprises a 2-bedroom flat, with a self-contained front door and stair access directly from Barden Road, and whose address is 106 Barden Road TN9 1UB.

We are of the opinion that there is potential to extend the property or redevelop, subject to all the necessary consents.

### Accommodation / Floor Areas

Ground Floor Office – **49.40 sq m** (532 sq ft) – **net internal** - 4 offices; WC; tea point

First Floor Flat – **65.42 sq m** (704 sq ft) – **gross internal** – living room / kitchen, bathroom and 2 bedrooms.

### Tenure

Freehold subject to the tenancies as described.

### Tenancies

Ground – Let to Pole Star Publications Ltd for a period of 5 years from 9<sup>th</sup> June 2019 – thus expiring 8<sup>th</sup> June 2024, at a rent of £7,350 per annum, exclusive of all other outgoings. The tenant has a full repairing and insuring liability (50% liability to the freeholder for the cost of the building's repair and maintenance), by way of a landlord's service charge.

First - Held on a long lease with 109 years remaining with a ground rent of approx. £50 per annum. The long leaseholder has a 50% liability to the freeholder for the cost of the building's repair and maintenance.

Note: - *The flat is currently being offered for sale separately – further details on request*

### Energy Performance Certificates

There is an EPC for the ground floor, valid till 24<sup>th</sup> March 2032, with a rating of G.

The minimum rating to lease (not sell) is currently E, however our client has been granted an exemption – ref: AD00013943QTXLX.

The EPC for the 1<sup>st</sup> floor flat has a rating of E, valid till 4<sup>th</sup> November 2031.

### Guide Price

**£125,000** – VAT is **not** applicable to the sale price.

Subject to contract, availability & proof of funding.

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## COMMERCIAL

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