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and property consultants



**Retail / Take Away Investment - 156 High Street • Tonbridge • Kent TN9 1BB**





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and property consultants**

## COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent  
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### Tenancy

The whole building is let for a term of 20 years from 30<sup>th</sup> January 2018, without break, so over 15 years remaining. The current passing rent is £14,000 per annum, exclusive of all other outgoings. There are rent review provisions at the end of the 5<sup>th</sup>, 10<sup>th</sup> & 15<sup>th</sup> years.

The tenant is obliged to keep the property in good and substantial repair and condition. The landlord is responsible for maintaining the foundations, roofs and main walls.

The lease has security of tenure protection under The Landlord & Tenant Act 1954 part II.

A copy of the lease is available on request.

### EPC

The building has a C rating.

### Tenure

Freehold, subject to the occupational tenancy.

### Guide Price

Offers in excess of **£200,000**.

### Viewing Arrangements

**Strictly by appointment and accompanied.**

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### Location

Tonbridge is one of the principal towns in north west Kent. The town is located approximately 7 miles south east of Sevenoaks and 5 miles north of Tunbridge Wells. There is easy access to the west of the town to the A21 dual carriageway, which connects to the M25 (junction 5), 10 miles to the north. Tonbridge's main line train station is a level walk, 0.5 miles to the south, at the end of the High Street. There are regular services to Charing Cross, London Bridge, Cannon Street and Waterloo East.

The subject property is situated on the north side of The River Medway, and close to Tonbridge Castle and Tonbridge School. The neighbouring retail is predominately made up of independent traders and includes The Rose & Crown Hotel.

### Description

A Grade II listed property, broadly comprising a ground floor take away use, with two upper floors providing ancillary accommodation. The ground floor has a takeaway area with counter in the front part of the shop with steps up to freezer / storeroom, and through to a kitchen / preparation area, and a store area at the back. There is a rear courtyard and an outbuilding with a WC and store in what was the original stable.

The upper floors are accessed by an oak staircase to the rear, and with a side pedestrian access with Jeffreys Passage, they could be self-contained to provide residential accommodation in the future. There are 5 rooms, a shower room and separate WC.

### Floor Areas

	sq ft	sqm
<u>Ground</u>		
Take Away / Front Sales	243	22.54
Middle	160	14.82
Kitchen / Prep.	112	10.36
Stores	72	6.71
<u>First Floor</u>		
Front	158	14.71
Middle	181	16.84
Rear	73	6.79
<u>Second Floor</u>		
Front	132	12.27
Rear	172	16.02
<u>Outbuilding</u>	48	4.50
<b>Total</b>	<b>1351</b>	<b>125.56</b> – net internal area