



chartered surveyors
and property consultants



42 High Street • Rusthall (Tunbridge Wells) • Kent TN4 8RY – Freehold Shop For Sale with Ground Rent Investment



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Location

Rusthall is situated approximately 1.8 miles to the west of Tunbridge Wells, separated by The Common. It is directly accessed via the A264, Langton Road.

The High street is an important neighborhood centre offering a range of local facilities and includes a One Stop convenience store and post office.

Description

This corner property comprises a ground floor retail area, formerly a bookmakers, with an open plan sales area and counter along with a kitchen and two WCs to the rear.

The first floor comprises a self-contained flat which has been sold off on a long lease with a little over 58 years unexpired. The annual ground rent is £50.

Floor Area

Sales –	434 sq ft
Kitchen –	132 sq ft
Basement –	132 sq ft – not inspected
WCS –	not measured

Price

Offers are invited in excess of **£175,000**.

Business Rates

Ratable Value is £7,500 – Small Business Rates Relief, attracting nil charge will apply, subject to certain qualifying factors.

Viewing Arrangements

By appointment through the agent's office.

Important Note:

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

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT; Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
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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.

Subject to contract.

Proof of finance required.

COMMERCIAL

**Contact Rupert Farrant
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