



Unit 2 • Block B • Blossom Bank • Cannon Lane • Tonbridge • Kent TN9 1FT

**Retail Investment – FOR SALE**





**chartered surveyors  
and property consultants**

### Location

A very prominently situated commercial unit directly fronting Cannon Lane (A26), the main arterial road running through the town's commercial and industrial areas just to the east of the town centre.

The premises are next door to a Subway outlet and adjacent to the Tonbridge Retail Park, whose occupiers include M&S Foodstore, Halfords, Home Bargains, Carpetright, Costa and Jollies Pet store. On the opposite side of Cannon Lane there is a relatively new McDonalds restaurant drive thru. Aldi and a B&M outlet are also close by.

The town enjoys excellent communications with the A21 (T) – 1.5 miles distant, providing a dual-carriageway link to Junction 5 of the M25 around a further 12 miles to the north. There is a direct train service to central London stations from Tonbridge Station, around 0.5 miles away.

### Description

The unit comprises a lock-up retail unit trading as a beauty salon. There are demountable partitions forming separate treatment rooms. There is a disabled compliant WC. There are steps up to a front terrace as well as a disabled compliant access ramp.

The premises are suitable for a wide range of uses within Class E – including retail, offices, professional services, restaurant, and medical uses. Pubs, nightclubs, and takeaways are prohibited.

### Floor Areas

Approximate areas and dimensions:

Internal frontage: **21 6'** 6.55m

Max depth: **41 7'** 12.68m

Gross internal area: **684 sq ft** 63.5 sq m

There is also a separately accessed storeroom / bin store to rear of approximately **75 sq ft** (6.93 sq m)

Two spaces are allocated to the unit in the car park immediately behind the building.

### Lease Terms

Term - 6 years from 25<sup>th</sup> October 2025, on an effective full repairing and insuring basis, via a landlord's service charge.

The lease is to be contracted inside the security of tenure provisions of The Landlord & Tenant Act 1954 part II.

Rent – **£14,000 per annum**, plus VAT. The rent is exclusive of all other outgoings. The equivalent rent is paid quarterly in advance.

Rent Review -

Open market rent review, although no less than the current passing level, at the end of the 3<sup>rd</sup> year.

Rent Deposit – The tenant provided a deposit equivalent to 3 months' rent – i.e. £3500.

Tenant Break Clause -

Tenant to have the ability to determine the lease at the end of the 3<sup>rd</sup> year, by providing a minimum of 6 months' notice.

Repairs and Maintenance -

The tenant is responsible for all repairs and maintenance internally.

Service Charge -

The tenant is also liable to a freeholder's estate and building service charge.

### Tenure

A 999-year lease from 1<sup>st</sup> January 2010, with a peppercorn ground rent.

**Guide Price** - **£180,000** plus VAT.

### Viewing Arrangements

Strictly by appointment through the sole agent's offices –Durlings – **01892 552500**

## COMMERCIAL



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