

TUNBRIDGE WELLS

49 ST JOHNS ROAD TN4 9TP



Investment Property
Freehold For Sale

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town, situated c. 35 miles south east of London and 30 miles north of Brighton, with a population of 118,054 (2018 census).

The town is served by excellent bus links to the surrounding areas and Tunbridge Wells train station is only a five minute walk from the subject property, providing a direct service to London Bridge in approximately 50 minutes. The town benefits from good road communications with the A21 dual carriageway providing access to Junction 5 of the M25 motorway approximately 14 miles to the north. In addition, the A26 provides a link to Brighton and Eastbourne to the south.

The property occupies a prominent trading position on St Johns Road, a short distance from the **BP Garage** and **M&S Simply Food**. The nearby John Street shopper's car park offers 64 spaces.

Occupiers of note within the immediate vicinity include **Sainsbury's Local**, **Betfred** and **Pizza Hut**, whilst St Johns Road comprises a diverse mix of well regarded national and independent retailers and leisure operators.

ACCOMMODATION

The retail property is arranged over ground floor only, with the following approximate dimensions and net internal floor area:-

Gross Frontage	4.57 m	15 ft 0 ins
Internal Width (max)	4.55 m	14 ft 11 ins
Shop and Built Depth	17.50 m	57 ft 3 ins
Ground Floor Sales	58.12 sq m	651 sq ft

TERMS

Offer are sought in the region of **£200,000 (two hundred thousand pounds)** for the freehold sale, subject to an occupational lease of the ground floor to LM Funerals Limited, now part of the Funeral Partners group. The lease expires 15th February 2025 at a current passing rent of £13,500 per annum. The upper floors have been sold on a long lease.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£11,626
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract & Exclusive of VAT

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