



chartered surveyors
and property consultants



55-57 Grosvenor Road • Tunbridge Wells • Kent TN1 2AY - FOR SALE - Retail / Residential Investment

Location

Grosvenor Road is a secondary retail location close to the Royal Victoria Place Shopping Mall, with large multi storey car parks nearby and close proximity to the centre of town. Grosvenor Road is one of the main arterial routes into the town centre. This location is made up of a wide variety of local traders.

Description

This property is at the end of a terrace of similar style retail and residential buildings. The property comprises a ground floor retail premises, with basement area currently trading as a barber, having done so for around 20 years. The upper parts comprise 2 no. self-contained one-bedroom flats, which have been sold off.

Tenure

Freehold, subject to the tenancies as described below.

Tenancies

Retail

Lease Terms: Let to Storm 1st Ltd. for a period of 15 years from 20th July 2011.

Rent: Current passing rent of £12,000 per annum, exclusive of all other outgoings.

Repairing & Insuring Liabilities: The commercial tenant is responsible for a contribution of 50% to the landlord for repairs and maintenance to the building.

Residential

1st & 2nd floors – Each held on separate 99-year leases from 25/03/2001. The ground rents are £100 pa for each, with fixed uplifts of £50 per annum, at every 25th year interval, the next being 25/03/2026. Each tenant has a 25% contribution to the freeholder for repairs and maintenance.

Guide Price

£190,000 – VAT is **not** applicable

Viewings

Strictly by appointment as the tenants are in occupation.

T – **01892 552500**

Rupert Farrant – rupert@durlings.co.uk

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.

(iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.

(v) Whilst we endeavour 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 proof of funds / finance.



**chartered surveyors
and property consultants**

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

