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## RETAIL PROPERTY



# 14 High Street, TONBRIDGE, Kent, TN9 1EJ

## FREEHOLD RESTAURANT FOR SALE

### Location

The property is located to the south of the High street close to the rail station. Nearby occupiers include Londis and Sainsburys.

### Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	247	2,654
First Floor Storage	88	948
Attic (not measured)		

### Freehold

The property is to be sold freehold with vacant possession. Offers in excess of **£600,000** are sought.

### Rent

Alternatively, the ground floor only could be leased at a rental of £40,000pax.

### Planning

The building lends itself to residential conversion subject to the necessary consents. An additional storey could possibly be added.

### Rates

The premises have been given a rateable value of £53,000 in the 2019 list.

Interested parties are strongly advised to make their own enquiries.

### VAT

The property has been elected for VAT purposes.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the sole agent:

### Michael Perkins

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