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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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