

FOR SALE
FREEHOLD MIXED USE
INVESTMENT

RENTAL INCOME OF
£20,400 PER ANNUM

GUIDE PRICE £370,000

39 CRESCENT ROAD
TUNBRIDGE WELLS
KENT
TN1 2LZ



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

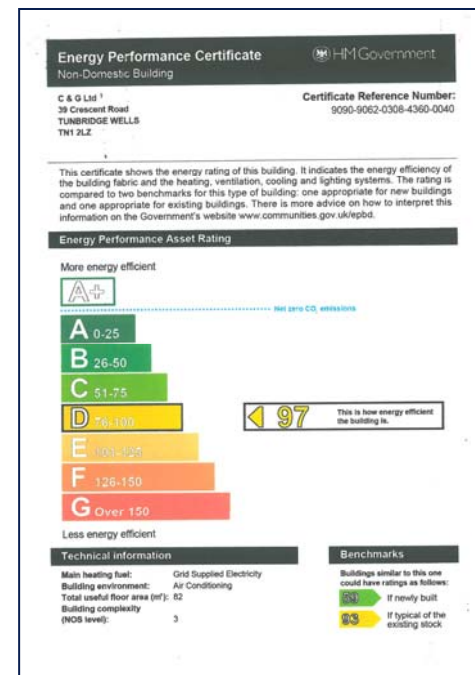
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital (London Bridge / Charing Cross).

The property is situated on the northern side of Crescent Road directly opposite the famous Decimus Burton Crescent.

DESCRIPTION

Mixed use freehold investment comprising ground floor funeral parlour with self contained flat above.

ACCOMMODATION

Commercial Element:

Ground Floor:

Retail Area	Approx. 281ft ² [26.1m ²]
Rear Office:	Approx. 102ft ² [9.4m ²]
Preparation room:	Approx. 161ft ² [14.9m ²]
Kitchenette:	Approx. 12ft ² [1.1m ²]
WC	

Total Ground Floor Approx. 556ft² [51.6m²]

Basement:

Stores Approx. 93ft² [8.6m²]

Residential Element:

Ground floor entrance and staircase leading to:

First Floor:

Living room	14'5" max x 11'9" max
Kitchen	11'0" max x 7'0" max
Lobby (dining)	6'1" max x 6'0" max
Study / Store room	8'8" max x 6'6" max
Bathroom	10'0" max x 8'11" max
Bedroom 1	11'0" max x 9'9" max
Bedroom 2	11'5" max x 8'4" max

TENURE

Freehold subject to existing lease of the commercial element and existing Assured Shorthold Tenancy of the flat above.

The funeral parlour is let to Welham Jones Limited (Co. Reg No. 03067814) for a term of six years with three yearly upward only rent reviews from 3rd April 2013 at a passing rent of £12,000 per annum exclusive. The provisions of Sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are excluded from the lease.

The flat is let on an Assured Shorthold Tenancy for a term of 12 months from 1st January 2011 at a rent of £700 per month.

Copies of the lease and AST available upon request.

GUIDE PRICE

£370,000 [THREE HUNDRED AND SEVENTY THOUSAND POUNDS]

We are advised that the sale price will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the funeral parlour has a Rateable Value of £9,600. The Standard UBR for 2017 / 2018 is 47.9 pence in the £.

Enquiries of the VOA website indicate that the flat is assessed for Council Tax in Band B.

Interested parties must rely upon their own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction save that the proposed purchaser will be required to provide an undertaking via their solicitor to pay any abortive costs incurred by the Vendor.

VIEWING

Strictly by prior appointment with the Sole Agents **Bracketts - 01892 533733**.

Contact:

Darrell Barber MRICS – darrell@bracketts.co.uk

Subject to contract and proof of funds.

Rev. 08/01/18/DB

Important Notice:

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