

Investment

A3 Restaurant & Café / A5 Takeaway

Investment For Sale - Retail & Residential Freehold

Location

82A Victoria Road TN1 2PW



Property Details

A fully let freehold investment property for sale comprising properties at both 82 and 82a Victoria road.

82 Victoria road comprises a ground floor shop, rented by a ballet clothing company, The property includes significant storage space in the basement below and is let on a long peppercorn lease.

82a is composed of a fully fitted restaurant & takeaway on the ground floor and a 2 bedroom flat situated on the first floor. The property is let on a Full Repairing and Insuring lease for 21 years (18 years unexpired) at a rent of £28,600 pax. The next rent review is April 2021. The lease is held outside the Landlord & Tenant Act (as amended). The restaurant has seen extensive renovations as part of this letting.

Location Description

The property is situated on in a prime trading position. 30ft from Fenwick and Westfields shopping centre.

Floor Areas

	Sq Ft	Sq M
Ground Floor	2,151	199.83
Total	2,151	199.83

Measurements taken

These are net internal measurements taken by a surveyor.

Asking Price: £ 490,000

Incomes

Income From Restaurant Tenant	£28,600
Total	£28,600
Annual Percentage Yield	5.84%

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VAT

This property has not been elected for VAT.

Local Authority

Royal Tunbridge Wells

Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

The EPC for the building is available on request.

References

All successful offers will be subject to a non-refundable reference check at a cost of £69 + VAT

MAP VIEW



STREET VIEW



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Gallery



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