

# Investment

A3 Restaurant & Café / A5 Takeaway

## Investment For Sale - Retail & Residential Freehold

#### Location

82A Victoria Road TN1 2PW



#### **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

#### **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.

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

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**Annual Percentage Yield: 5.84%** 

#### **VAT**

This property has not been elected for VAT.

#### **Local Authority**

Royal Tunbrdige 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.

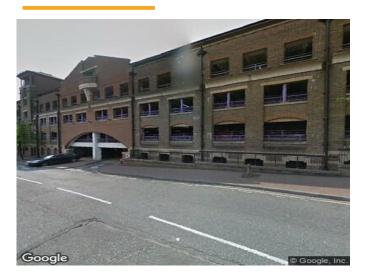
#### References

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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