



chartered surveyors
and property consultants



55-57 Grosvenor Road • Tunbridge Wells • Kent TN1 2AY - **FOR SALE** - Retail Investment

Location

Grosvenor Road is a secondary retail location close to the Royal Victoria Place Shopping Mall, with large multi storey car parks nearby and close proximity to the centre of town.
Grosvenor Road is one of the main arterial routes into the town centre.
This location is made up of a wide variety of local traders.

Description

This property is at the end of a terrace of similar style retail and residential buildings. The property comprises a ground floor retail premises, with basement area currently trading as a barber, having done so for around 20 years. The upper parts comprise 2 no. self-contained one-bedroom flats, which have been sold off.

Tenure

199 years from 1st January 2016, subject to an occupational underlease as described below.
The headlease is subject to a peppercorn ground rent.

Occupational Tenancy

Retail – Ground & Basement

Lease Term: 15 years from 20th July 2026

Rent: £13,000 per annum, exclusive of all other outgoing.

Rent Reviews: At the end of the 5th and 10th years`.

Repairing & Insuring Liabilities: The commercial tenant is responsible for a contribution of 50% to the landlord costs for repair and maintenance.

Alienation :

The tenant has the ability to either assign or underlet the whole premises, subject to the landlord's consent and other guarantees.

The tenant is also permitted to sub-let the lower ground in isolation.

Landlord & Tenant Act 1954 part II

The tenant has protection under The Landlord & Tenant Act 1954 part II.

Guide Price

£165,000 – VAT is **not** applicable

Viewings

Strictly by appointment as the tenants are in occupation.

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Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or Otherwise as to the correctness of each item.

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(v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Subject to proof of funds / finance.



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