

Tonbridge – 13,15,17 Quarry Hill Road, Kent TN9 2RN
Freehold Residential Block & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £1,100,000
- Rental Income: £79,200 p.a.
- Residential tenants pay additional £1,680 p.a. combined (£280 each) for internet service charge
- Total Income: £80,880 p.a.
- Gross Initial Yield: 7.35%
- VAT is NOT applicable to this property
- Comprises 6 x 1-Bedroom Apartments at first and second floor, newly converted in 2025/2026
- Includes 3 residential shops at ground floor (sold-off)
- Located within 100m of Tonbridge Rail Station, providing direct and regular services to London Charing Cross, London Bridge and Cannon Street, together with wider South-East rail connections.
- Occupiers nearby include Lidl, Post Office, Café, Takeaway`s, Beauty Salon, Dry Cleaners and more.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 (First Floor)	Total GIA: 35 sq m (377 sq ft) 1 bedroom, kitchen/living, bathroom	Individual	Periodic	£13,200	Note 1: Deposit held of £1,265. Note 2: Tenant pays internet service charge of £280 p.a.
Flat 2 (First Floor)	Total GIA: 35 sq m (377 sq ft) 1 bedroom, kitchen/living, bathroom	Individual	Periodic	£13,200	Note 1: Deposit held of £1,265. Note 2: Tenant pays internet service charge of £280 p.a.
Flat 3 (First Floor)	Total GIA: 35 sq m (377 sq ft) 1 bedroom, kitchen/living, bathroom	Individual	Periodic	£13,200	Note 1: Deposit held of £1,265. Note 2: Tenant pays internet service charge of £280 p.a.
Flat 4 (First Floor)	Total GIA: 35 sq m (377 sq ft) 1 bedroom, kitchen/living, bathroom	Individual	Periodic	£13,200	Note 1: Deposit held of £1,265. Note 2: Tenant pays internet service charge of £280 p.a.
Flat 5 (Second Floor)	Total GIA: 35 sq m (377 sq ft) 1 bedroom, kitchen/living, bathroom	Individual	Periodic	£13,200	Note 1: Deposit held of £1,265. Note 2: Tenant pays internet service charge of £280 p.a.
Flat 6 (Second Floor)	Total GIA: 35 sq m (377 sq ft) 1 bedroom, kitchen/living, bathroom	Individual	Periodic	£13,200	Note 1: Deposit held of £1,265. Note 2: Tenant pays internet service charge of £280 p.a.
Shop No.13 (Ground Floor)	Retail shop: Sold-off	Limited company	999 Years from 2026	Peppercorn	Note 1: FRI
Shop No.15 (Ground Floor)	Retail shop: Sold-off	Limited company	999 Years from 2026	Peppercorn	Note 1: FRI
Shop No.17 (Ground Floor)	Retail shop: Sold-off	Limited company	999 Years from 2026	Peppercorn	Note 1: FRI

Total Rental Income £79,200

Total Income £80,800

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Property Description:

Comprises 6 x 1-bedroom flats at first and second floor, accessed from Quarry Hill Road and newly converted in 2025/2026 to a high standard. The property includes 3 retail shops at ground floor, all of which have been sold off on long leaseholds, providing the following accommodation and dimensions:

First Floor:

- Flat 1 - 35 sq m (377 sq ft)
1 bedroom, kitchen/living, bathroom
- Flat 2 - 35 sq m (377 sq ft)
1 bedroom, kitchen/living, bathroom
- Flat 3 - 35 sq m (377 sq ft)
1 bedroom, kitchen/living, bathroom

Second Floor:

- Flat 4 - 35 sq m (377 sq ft)
1 bedroom, kitchen/living, bathroom
- Flat 5 - 35 sq m (377 sq ft)
1 bedroom, kitchen/living, bathroom
- Flat 6 - 35 sq m (377 sq ft)
1 bedroom, kitchen/living, bathroom

Ground Floor: 3 retail shops (sold-off)

Total Residential GIA: 210 sq m (2,262 sq ft)



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Tenancy:

Flat 1 is at present let to Individual on a Periodic Tenancy at a current rent of £13,200 p.a. Tenant pays additional £280 p.a. for internet service charge. Rent deposit held of £1,265.

Flat 2 is at present let to Individual on a Periodic Tenancy at a current rent of £13,200 p.a. Tenant pays additional £280 p.a. for internet service charge. Rent deposit held of £1,265.

Flat 3 is at present let to Individual on a Periodic Tenancy at a current rent of £13,200 p.a. Tenant pays additional £280 p.a. for internet service charge. Rent deposit held of £1,265.

Flat 4 is at present let to Individual on a Periodic Tenancy at a current rent of £13,200 p.a. Tenant pays additional £280 p.a. for internet service charge. Rent deposit held of £1,265.

Flat 5 is at present let to Individual on a Periodic Tenancy at a current rent of £13,200 p.a. Tenant pays additional £280 p.a. for internet service charge. Rent deposit held of £1,265.

Flat 6 is at present let to Individual on a Periodic Tenancy at a current rent of £13,200 p.a. Tenant pays additional £280 p.a. for internet service charge. Rent deposit held of £1,265.

Shops No.13,15,17 have been sold on long leaseholds for a term of 999 years from 2026 at a ground rent of peppercorn.



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First Floor



Second Floor

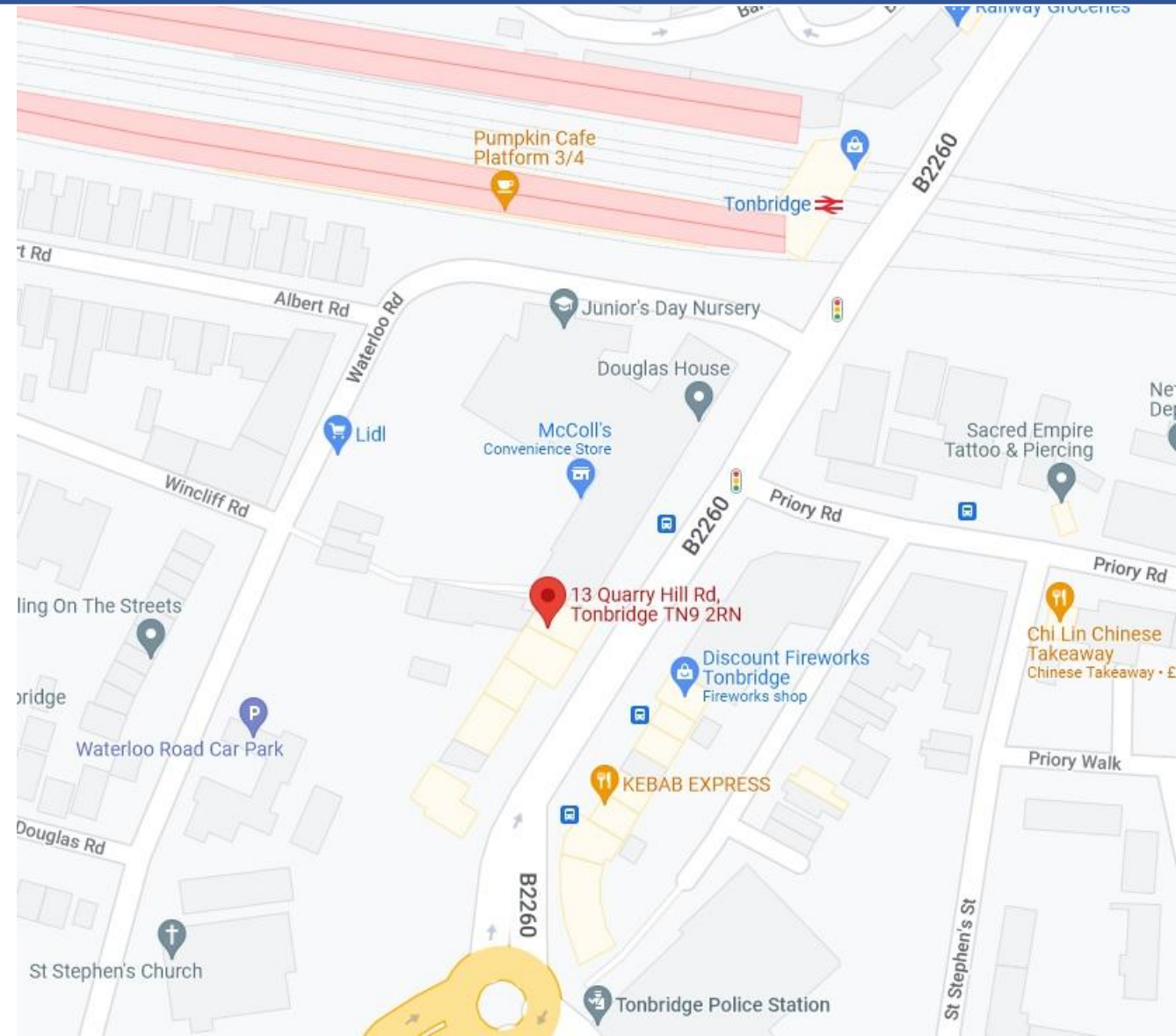
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Location:

Tonbridge is a thriving market town with a resident population of approximately 40,000. The town offers an excellent range of retail and leisure facilities with many High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local pubs. It boasts a fine example of a 'Motte and Bailey' castle built in the 13th century, set on the banks of the river Medway. The property is situated on the Western side of Quarry Hill Road at the southern end of the town within 100m of Tonbridge Station. Nearby commercial occupiers Lidl, McColl's and a range of local occupiers and retailers.



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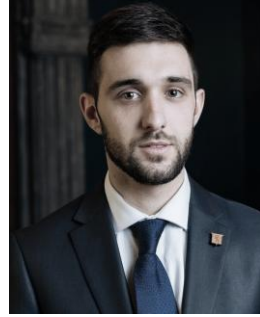
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Contacts:

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