Tunbridge Wells – 82/82A Victoria Road, Kent TN1 2PW
Freehold Retail & Residential Investment

BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Tunbridge Wells – 82/82A Victoria Road, Kent TN1 2PW
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Investment Consideration:

- Purchase Price: £650,000
- Rental Income: £29,380 p.a.
- ERV: £36,380 p.a. GIY: 5.60%
- VAT is NOT applicable to this property
- Comprises vacant ground floor shop with ancillary at basement (No.82) and a Japanese (Sushi) restaurant with 2-bedroom flat at first floor (No.82A)
- No.82A let until April 2036. No breaks. Rent review every 3 years.
- Located within walking distance from Royal Victoria Palace Mall is within walking distance which hosts occupiers such as Boots, PureGym, O2, Ted Baker, Three, JD Sports, WHSmith and many more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 82 (Ground Floor & Basement)	Retail Shop: 60 sq m (645 sq ft) Ground Floor: Open plan retail, Kitchenette Basement: Ancillary, WC	Vacant		ERV: £7,000	
No. 82A (Ground & First Floor)	Restaurant: 53 sq m (570 sq ft) Ground Floor: Seating Area, Kitchen, Storage, WC Flat: 70 sq m (753 sq ft) First Floor: 3 Rooms, Kitchen/Dining Room, Bathroom	Individual	21 Years from 2 April 2015	£29,380	Note 1: FRI Note 2: Open market rent review on 2nd April 2024,2027,2030 and 2033. Note 3: No breaks Note 4: Tenant paid premium of £42,999 upon commencement of the lease.
			Total	£29,380	
			ERV	£36,380	

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Property Description:

Comprises corner retail shop and a restaurant at ground floor and 2-bedroom flat at first floor, providing the following accommodation and dimensions:

No.82 Shop: 60 sq m (645 sq ft)
Ground Floor: Open plan retail, Kitchenette
Basement: Ancillary, WC

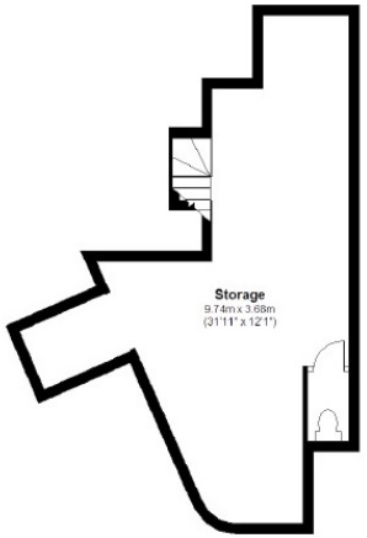
No.82A Restaurant: 53 sq m (570 sq ft)
Ground Floor: Seating Area, Kitchen, Storage, WC

No.82A Flat: 70 sq m (753 sq ft)
First Floor: 3 Rooms, Kitchen/Dining Room, Bathroom

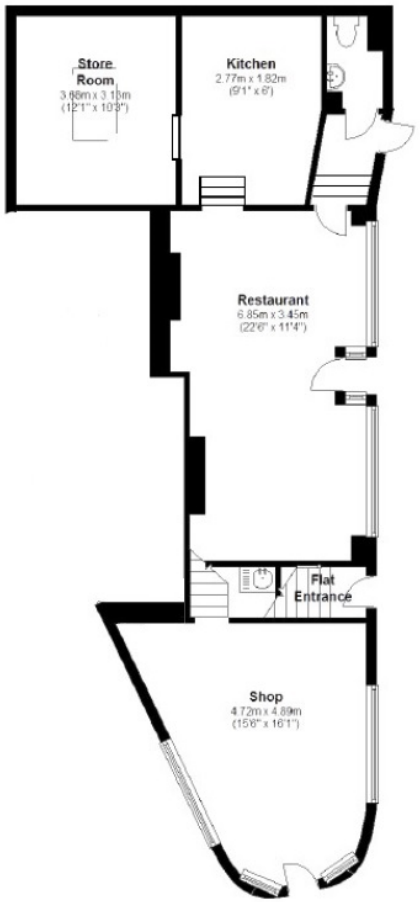
Tenancy:

No.82A Restaurant and Flat are at present let to an Individual for a term of 21 years from 2nd April 2015 at a current rent of £29,380 per annum and the lease contains full repairing and insuring covenants. Open market rent review on 2nd April 2024, 2027, 2030 and 2033. No breaks. Tenant paid premium of £42,999 upon commencement of the lease.

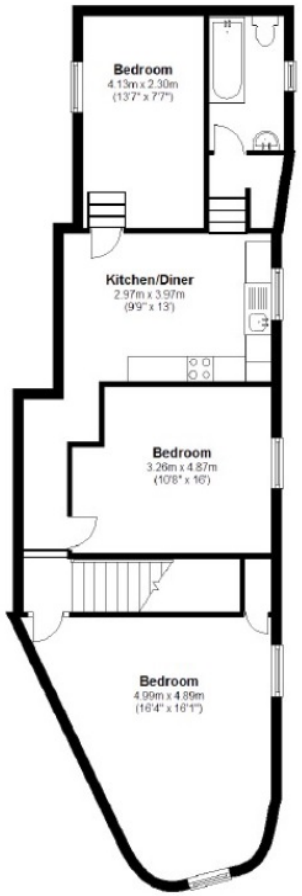
No.82 is at present vacant. ERV: £7,000 p.a.



Basement



Ground Floor



First Floor

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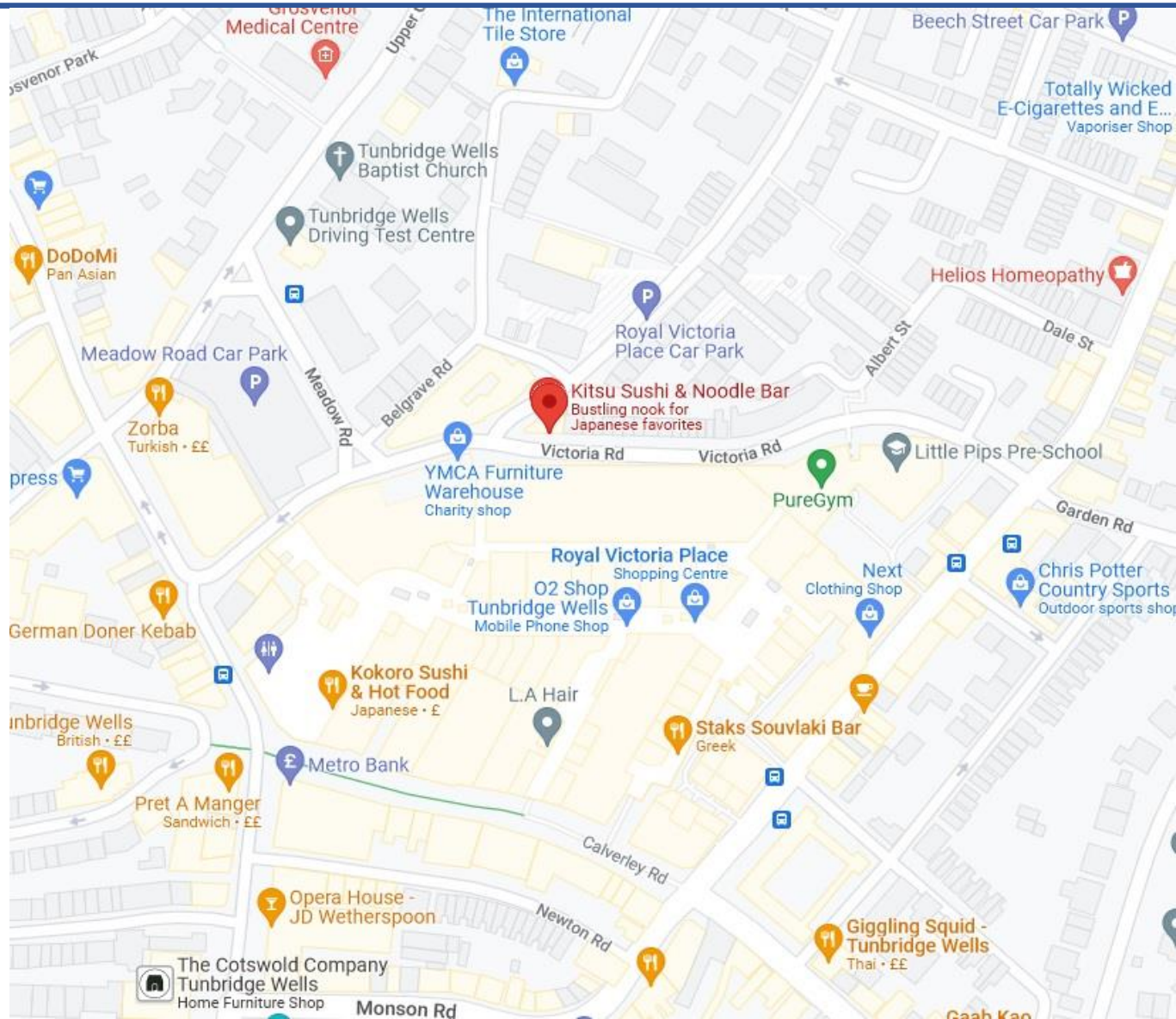
Location:

Royal Tunbridge Wells, previously just Tunbridge Wells, is a town in western Kent, England, 30 miles south-east of central London. Tunbridge Wells is at the hub of a series of roads, the primary ones being A26, A264 and A267. The A21 passes to the east of the town. The property is located on a prominent retail street amongst many independent traders including takeaway restaurants, café shops, tattoo studio and bicycle shop. Royal Victoria Palace Mall is within walking distance which hosts occupiers such as Boots, PureGym, O2, Ted Baker, Three, JD Sports, WHSmith and many more.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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