



FOR SALE / TO LET 186.2 - 308.8 SQ M (2,004 - 3,324 SQ FT)

GROUND FLOOR CLASS E UNIT CAN BE SUBDIVIDED

BLOCK C, 1-7 CRABAPPLE ROAD, TONBRIDGE, KENT TN9 1FW

est. 1828
bracketts

FOR SALE / TO LET

**PROMINENTLY SITUATED
COMMERCIAL UNIT**

**CLASS E
MIGHT BE SUITABLE FOR
ALTERNATIVE COMMERCIAL USES**
Subject to planning consent

**BLOCK C
1-7 CRABAPPLE ROAD
TONBRIDGE
KENT
TN9 1FW**



bracketts est. 1828

132 High Street
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Kent TN9 1BB
Tel: (01732) 350503
E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,
Tunbridge Wells, Kent
Tel: (01892) 533733

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

..... Net zero CO₂ emissions

57 This is how energy efficient the building is,

LOCATION

The property is situated fronting the Cannon Lane (A26) the principal arterial road running through the town's commercial and industrial estates just to the east of the town centre.

Thousands of vehicles pass along Cannon Lane/Vale Road on a daily basis and the scheme is immediately adjacent to a new retail park where occupiers include Halfords, M&S Simply Food, Go Outdoors, Costa, Home Bargains and Jollys Pet Foods. Opposite is a McDonalds drive-thru.

Tonbridge has a resident district population of 115,000 and is a historic market town with a good range of private and public schools. The main retail centre is situated in the High Street around 400 yards to the west.

The town enjoys excellent communications with the A21 providing a dual-carriageway link to Junction 5 of the M25 around 8 miles to the north and there is a fast and frequent train service to central London stations from Tonbridge Station, around 0.5 miles away.

DESCRIPTION

The property comprises the ground floor commercial element of the Blossom Bank Scheme developed by Ward Homes providing around 132 apartments and houses.

The ground floor accommodation was previously occupied as a gym and comprises a gross internal floor area as follows:

308.8 sq. m (3,324 sq. ft).

The unit can be taken as whole OR sub divided.

Block C has a frontage to both Cannon Lane and the River Medway.

8 car parking spaces are demised and the tenant has the use of the decked area to the front.

TERMS

The property is available to buy or to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT / GUIDE PRICE

Leasehold - Rent on application

Long Leasehold Sale - £495,000 for the long leasehold interest, approx. 990 years, STC.

VAT

VAT will be levied.

BUSINESS RATES

The unit is described as 'Gym & Premises' with a Rateable Value of £37,250.

The UBR for 2023/24 is 49.9p in the £.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

57C

VIEWING

Strictly by appointment through sole joint agents Bracketts:

Telephone: **01732 350503**

Dom Barber

dominic.barber@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract

Important Notice

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