



*Indicative red line for identification only

FREEHOLD FOR SALE – 100 SQ M (1,084 SQ FT)
GF COMMERCIAL INVESTMENT WITH RESIDENTIAL PLANNING
FOR 2 X 1 BED FLATS DEVELOPMENT ON THE UPPER FLOORS
1-2 BOTANY, TONBRIDGE, KENT, TN9 1SA

est. 1828
bracketts

EXECUTIVE SUMMARY

- FREEHOLD INVESTMENT SALE
- PLANNING CONSENT GRANTED FOR 2X1 BED FLAT
- AFFLUENT KENT COMMUTER TOWN
- TOWN CENTRE LOCATION
- INCOME PRODUCING
- GF LET TO TRULY BEAUTY

Subject to contract and proof of funds

LOCATION

The property is situated on the northern side of The Botany, 50 yards to the east of Tonbridge High Street.

The premises is nestled alongside Waitrose and Poundland. Surrounding occupiers include Boots, Morrisons and Starbucks amongst others in the immediate vicinity.

Tonbridge is a thriving market town with a resident population of approximately 40,000. It is increasingly popular with those commuting to London.

Tonbridge main line station is less than 1km to the south of the property providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

DESCRIPTION

The property comprises a mid-terraced, mixed-use investment building with a ground-floor commercial unit and two offices above on the first and second floor. The two offices above have been approved for change of use for two one bedroom flats.

GUIDE PRICE

Offers in excess of £280,000

VAT

The property has not yet been elected for VAT

TENURE

The freehold of the property will be sold with the benefit of the occupational lease on the ground floor.

TENANCIES

The ground floor is let by a private individual and assigned to Truly Beauty, by way of an effective full repairing and insuring lease for a term of 10 years, expiring. The current rent is £10,000 per annum, payable monthly in advance.

TENANT INFORMATION

Truly Beauty provides professional hair salon and beauty services. The business occupies the ground floor on the following terms:

Rent:	£10,000 per annum
Lease Expiry:	5 th May 2026
Repairing Obligation:	Tenant to keep the property in good and substantial repair and condition.
Break:	None
L&T Act 1954:	Excluded
Rent Deposit	£2500 plus VAT
Permitted	Class A1 now falling under Class E subject to Landlord’s consent

PLANNING

We have been advised that the ground floor benefits from Class E use planning consent. This was granted for upper floors on 24/12/2024 planning reference 24/01765/PA. Interested parties are advised to make their own enquires with the local planning authority.

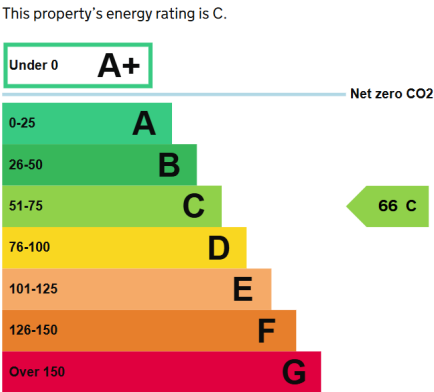
FLOOR AREAS

The ground floor commercial unit has an approximate net internal area of 32.7 sq m (352 sq ft). The two floors measure in at 34 sq m (367 sq ft) per floor.
Interested parties are advised to check all measurements themselves

EPC

66C

Energy rating and score



BUSINESS RATES

From the VOA website, the retail unit has a description of “Shop and premises” with a rateable value of £8,900.

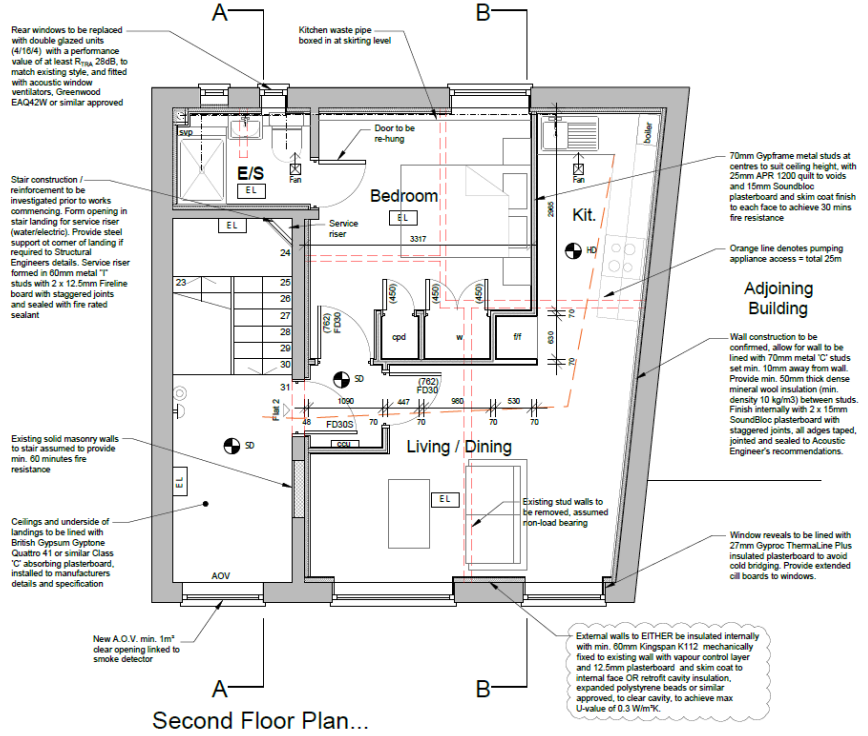
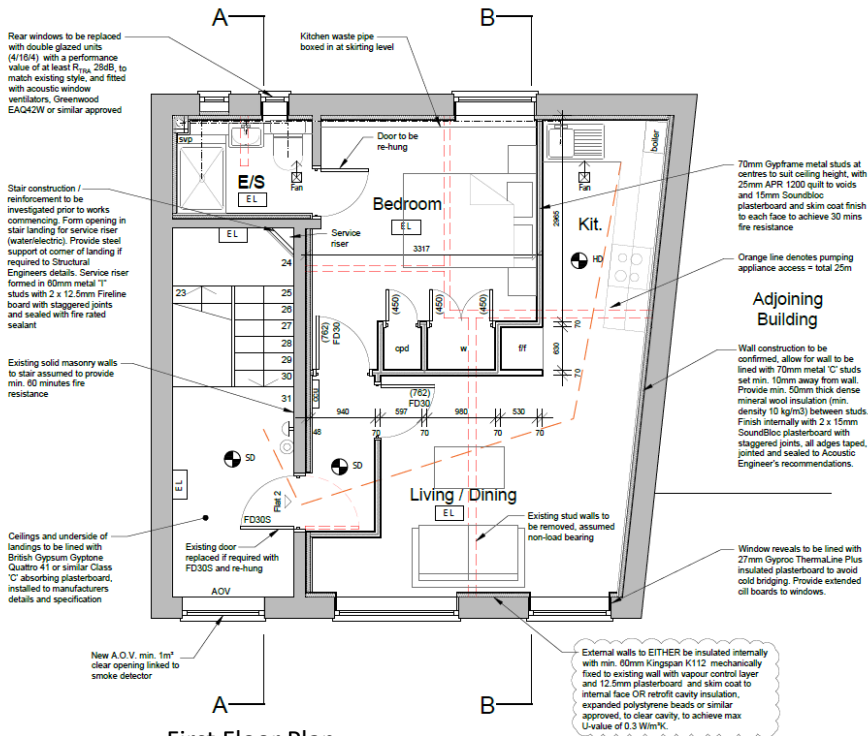
The 1st floor and 2nd floor office space has a Rateable Value of £8,100.

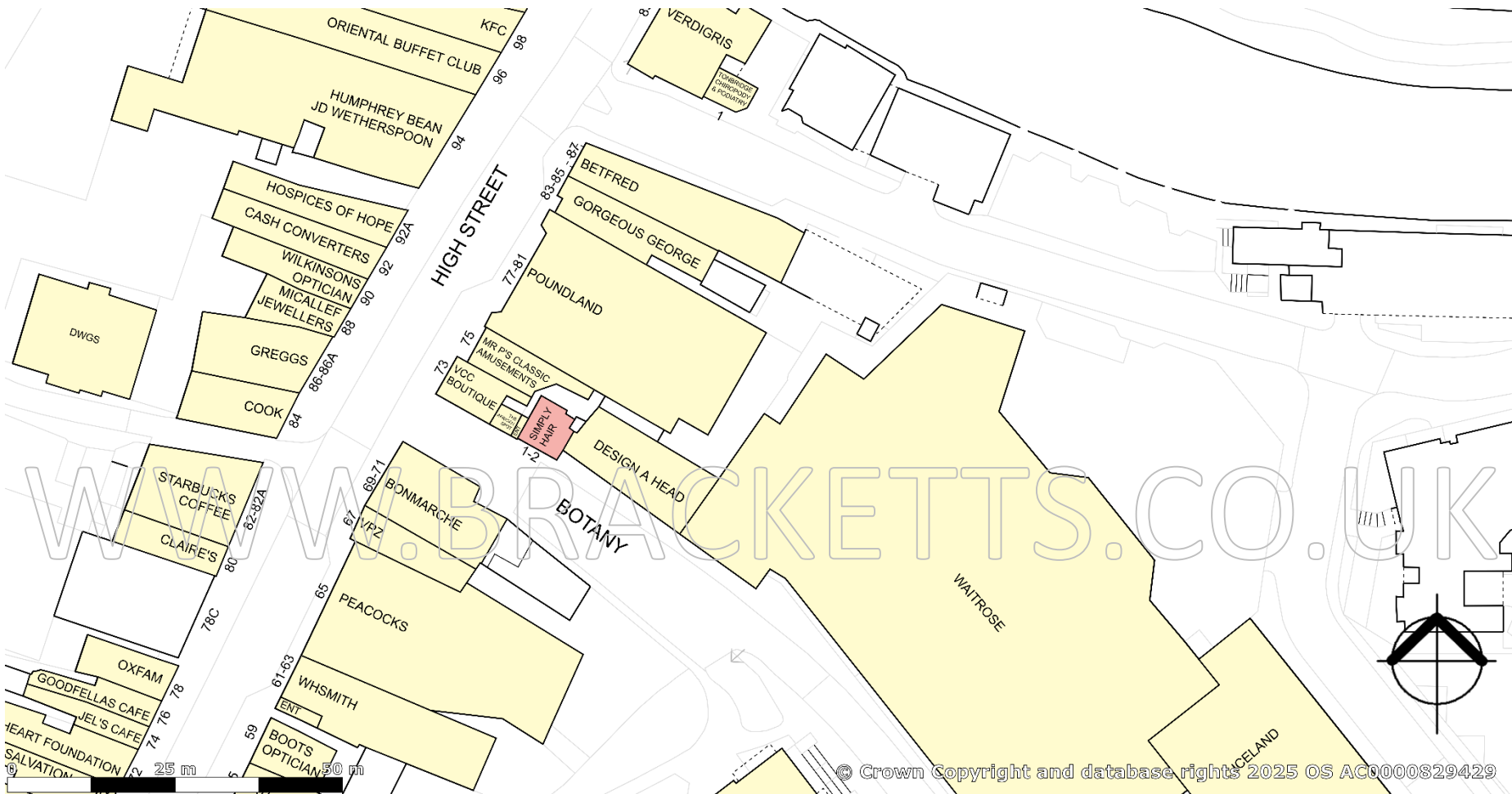
LOCAL AUTHORITY

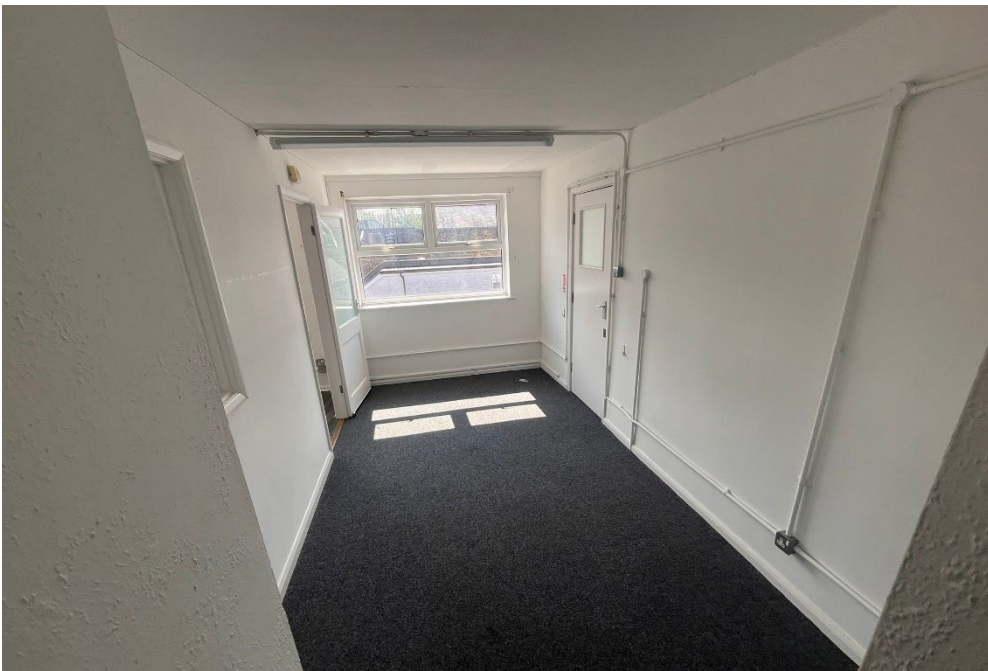
Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ.

Subject to contract and proof of funds

Floor Plans – For The Proposed Flats







FOR SALE
FREEHOLD INVESTMENT
WITH RESIDENTIAL
DEVELOPMENT POTENTIAL
APPROX. 100.7 sq m (1083.93 sq ft)

1-2 Botany,
TONBRIDGE,
KENT,
TN9 1SA



www.bracketts.co.uk

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

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