

Tonbridge - 26 Avebury Avenue, Kent TN9 1TN
Freehold Restaurant & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



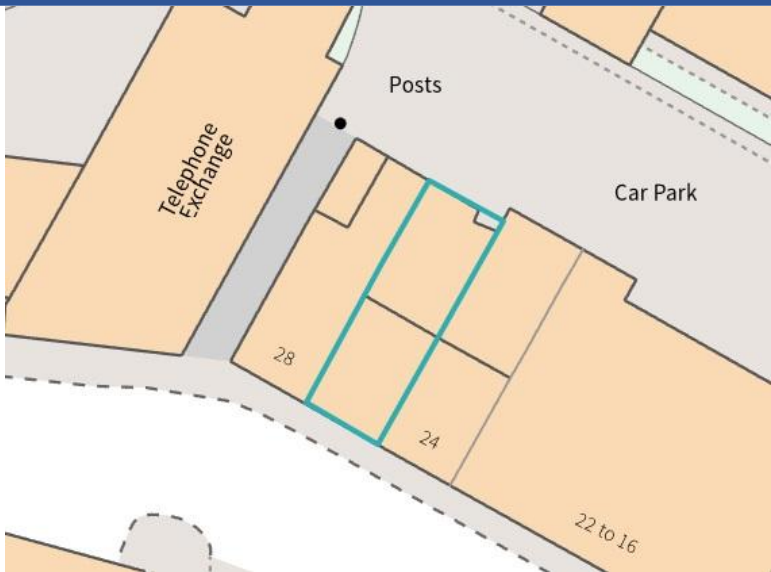
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Investment Consideration:

- Purchase Price: £695,000
- Gross Initial Yield: 7.25%
- Rental Income: £50,400 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor restaurant and 3-bed self-contained flat at first and second floor
- Flat newly refurbished to a high standard. Restaurant benefits from 3-phase electric supply
- Situated in the town centre within a short walk from Tonbridge Train Station and Sainsbury`s Superstore, with occupiers nearby including Londis, Domino`s Pizza, Pharmacy, Tonbridge Library, Restaurants, Beauty Salon and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 26 (Ground, First & Second Floor)	Ground Floor: 79 sq m (850 sq ft) Open plan restaurant, storage, kitchen, wc First Floor: 41 sq m (441 sq ft) Kitchen, living room, wc Second Floor: 41 sq m (441 sq ft) 3 bedrooms	Individual	15 Years from 16 July 2025	£50,400	Note 1: FRI Note 2: Rent review every 5 years linked to RPI Note 3: No breaks Note 4: Deposit held of £12,600

Total				£50,400	
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Property Description:

Three-storey mixed use property comprising ground floor restaurant and self-contained 3-bed flat at first and second floor, providing the following accommodation and dimensions:

Ground Floor: 79 sq m (850 sq ft)

Open plan restaurant, storage, kitchen, wc

First Floor: 41 sq m (441 sq ft)

Kitchen, living room, wc

Second Floor: 41 sq m (441 sq ft)

3 bedrooms

Total GIA: 161 sq m (1,732 sq ft)

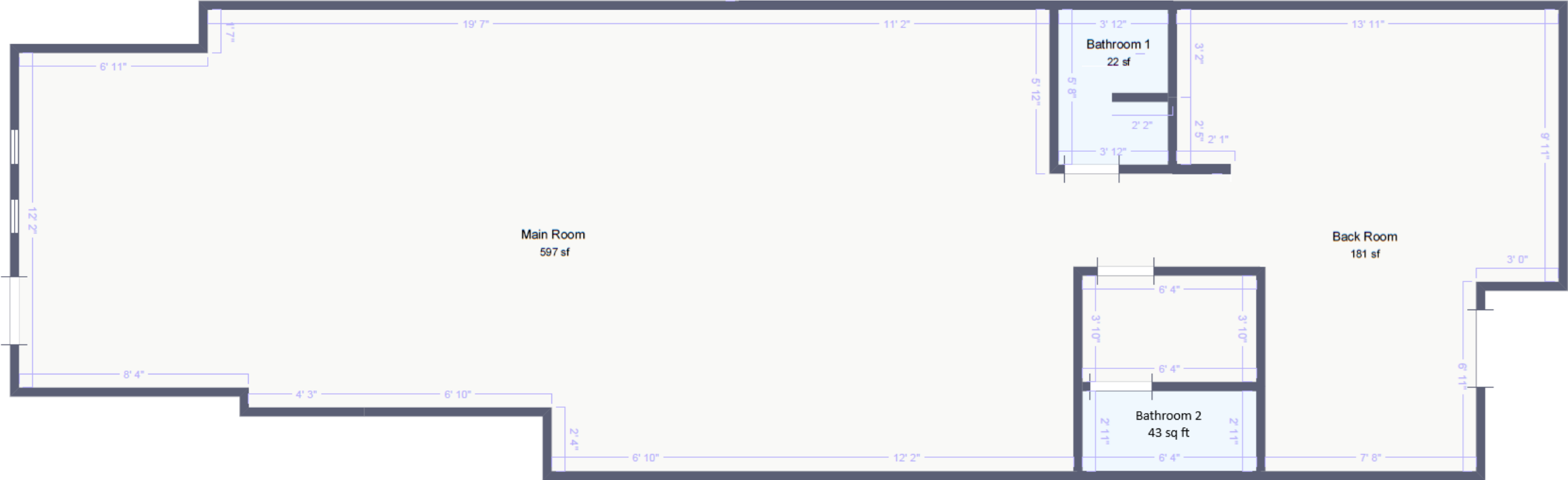
Tenancy:

The entire property is at present let to an Individual for a term of 15 Years from 16th July 2025 at a current rent of £50,400 p.a. and the lease contains full repairing and insuring covenants. Rent review every 5 years linked to RPI. No breaks. Deposit held of £12,600.



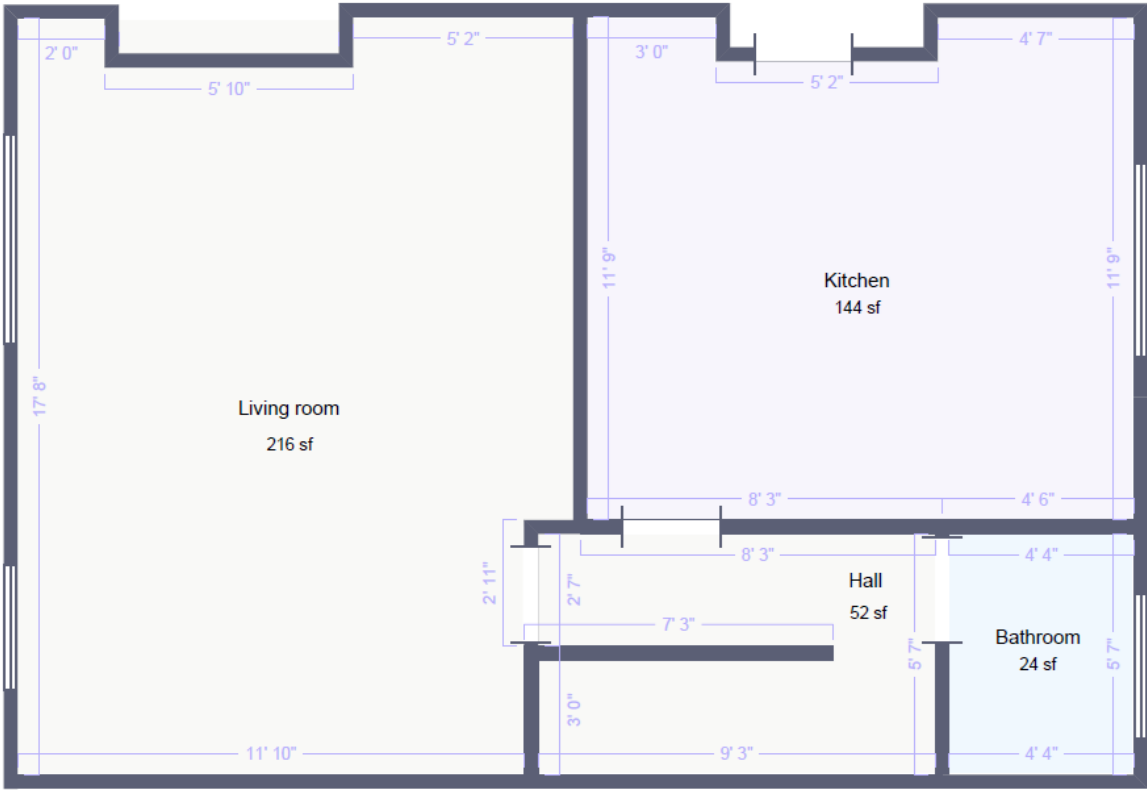
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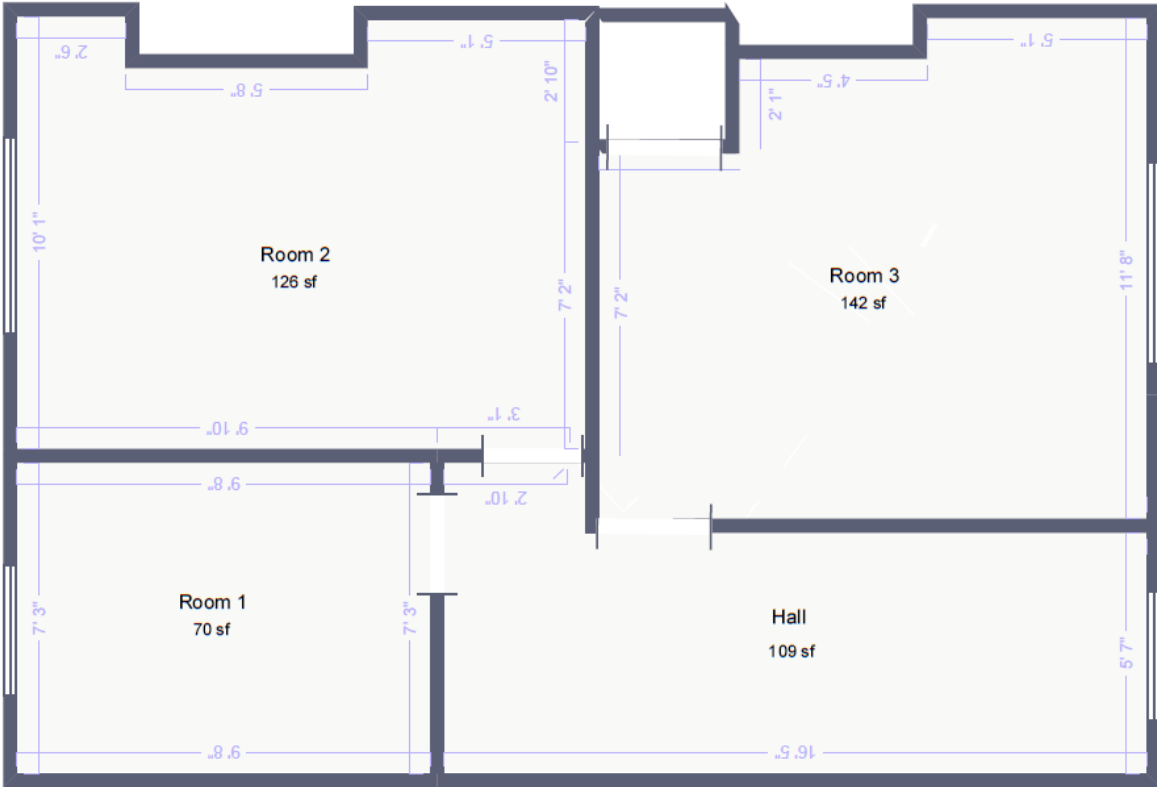


GROUND FLOOR

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FIRST FLOOR



SECOND FLOOR

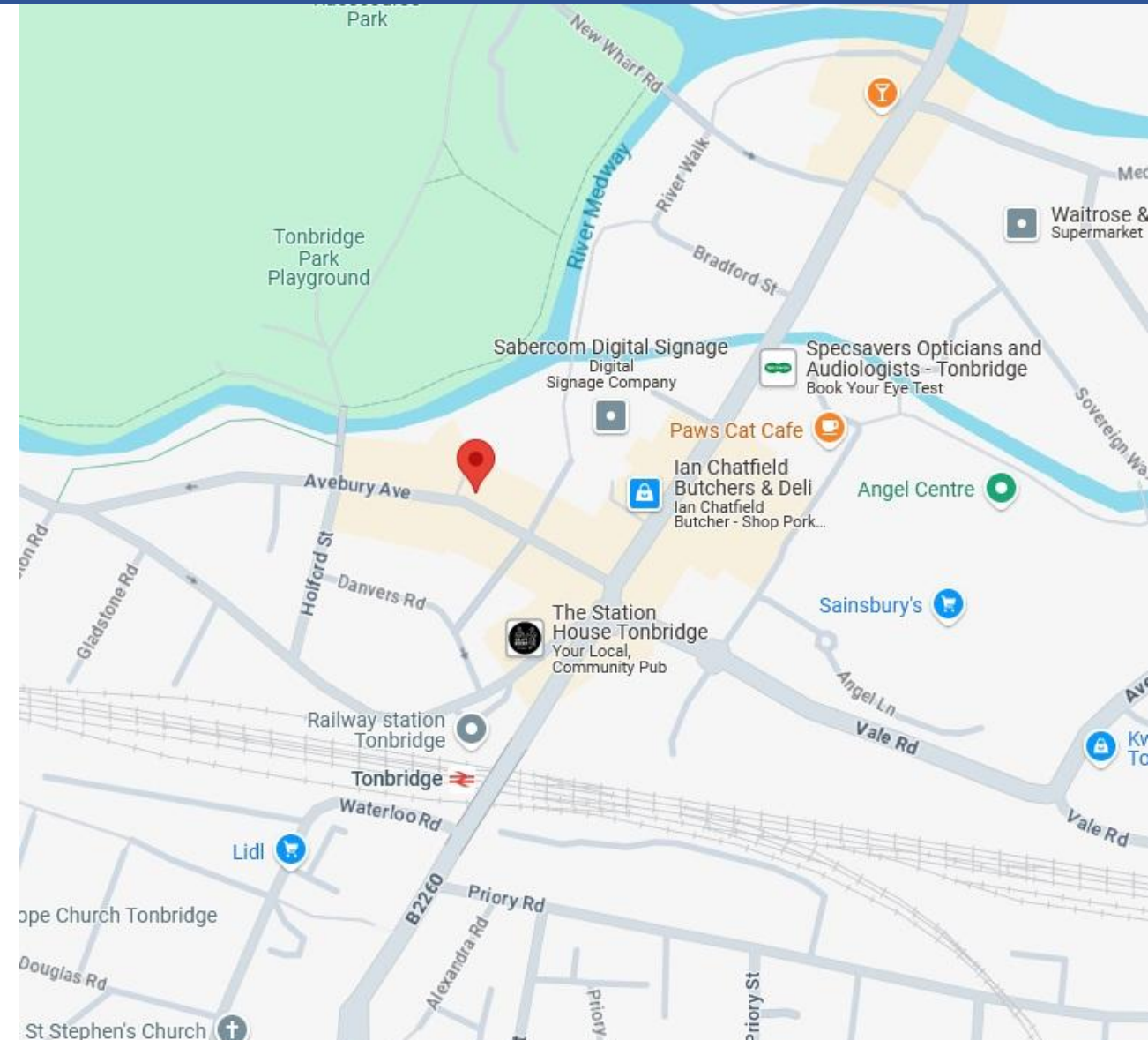
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Location:

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 in the town centre within a short walk from Tonbridge Train Station and Sainsbury's Superstore, with occupiers nearby including Lidl, Domino's Pizza, Pharmacy, Tonbridge Library, Restaurants and more.



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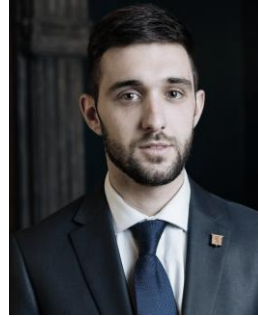
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Contacts:

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