

Lot 19, Imli, London Road, Tunbridge Wells,

Kent TN4 0PU

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Restaurant Investment

www.acuitus.co.uk

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Property Information

Freehold Restaurant Investment

- Let until 2037 (no breaks)
- Annual Rent Reviews in line with the Retail Price Index (RPI)
- Substantial and attractive former Public House now operating as an Indian restaurant
- Grade II Listed Building
- Attractive and Affluent commuter Town
- Site Area approximately 0.19 Hectares (0.47 Acres) with On Site Car park
- Nearby Occupiers include Tesco Express and Papa John's Pizza

Lot

19

Auction

15th December 2022

Rent

£96,000 per Annum Exclusive

Status

Available

Sector

Restaurant

Auction Venue

Live Streamed Auction

Location

Miles 8 Miles South of Sevenoaks, 29 Miles South West of London
Roads A26, A21
Rail High Brooms Railway Station, Tunbridge Wells Railway Station
Air London Gatwick Airport

Situation

The Property is situated on the West side of London Road (A26) close to its junction with Doric Avenue and approximately 2 miles equidistant between Tonbridge to the north and Tunbridge Wells Town Centre to the South. The Location known as Southborough is an affluent resident district with a number of new residential developments close to the property. Nearby occupiers include Tesco Express and Papa Johns Pizza.

Tenure

Freehold.

Description

The property comprises a substantial and traditional Grade II Listed Former Public House with a large outdoor seating area. The property benefits from on a large site car parking and is set within grounds of a site area of approximately 0.19 Hectares (0.47 Acres).

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second	Restaurant Ancillary Ancillary	219.94 150.32 47.40	(2,367) (1,618) (510)	INDIVIDUAL t/a Imli	15 Years from 1/10/2022	£96,000	Annual Rent reviews in line with The Retail Price Index (RPI)
Total Approximate Floor Area		417.66	(4,496) (1)			£96,000	

(1) The Floor Areas stated above are Gross Internal Areas

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September 2020