Kent TN2 5TD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





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Property Information

Grade II Listed Two Storey Building Comprising Ground and First Floor Retail Accommodation Located in The Pantiles, A Historic and Popular Tourist Destination Affluent Commuter Town Tenant in Occupation for over 20 years Change of Use Potential of Upper Floors (subject to consents) Lot Auction 30th March 2023 Rent Status £27,500 per Annum Exclusive Available

Auction Venue

Live Streamed Auction

Miles	11 miles south of Sevenoaks, 17 miles south-west of Maidstone 40 miles south of London					
Roads	A21, A26, M25 (Junction 5)					
Rail	Tunbridge Wells Railway Station (approx 40 mins to London Bridge)					
Air	London Gatwick Airport, London Heathrow Airport					
,	ridge Wells is an affluent and popular commuter town in the heart of roperty is prominently situated in The Pantiles, a Georgian colonnade					
Kent. The p and the histo	ridge Wells is an affluent and popular commuter town in the heart of roperty is prominently situated in The Pantiles, a Georgian colonnaduric centre of Tunbridge Wells featuring an eclectic mix of prestigious toutique retailers and a busy market.					

Description

The property comprises an attractive Grade II listed end of terrace building providing retail and ancillary accommodation on the ground and first floors. The upper floor may be suitable for change of use subject to the necessary consents.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

DISCLAIMER

Sector

High Street Retail

On Behalf of Joint LPA Receivers

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Retail/Ancillary	72.40 59.40	(779) (639)	BEDTIME KENT LIMITED t/a And So To Bed (1)	A term of years expiring 23/06/2019 (2)	£27,500	Holding Over
Total Approximate Floor Area		131.80	(1,418) (3)			£27,500	

⁽¹⁾ And So To Bed is a luxury designer of bed frames and bedroom furniture with 22 showrooms across the UK and Ireland (www.andsotobed.co.uk). The tenant has been in occupation of the property since at least 2002.

⁽²⁾ The tenant has shown recent intent to renew their lease, please see legal pack for further information.

⁽³⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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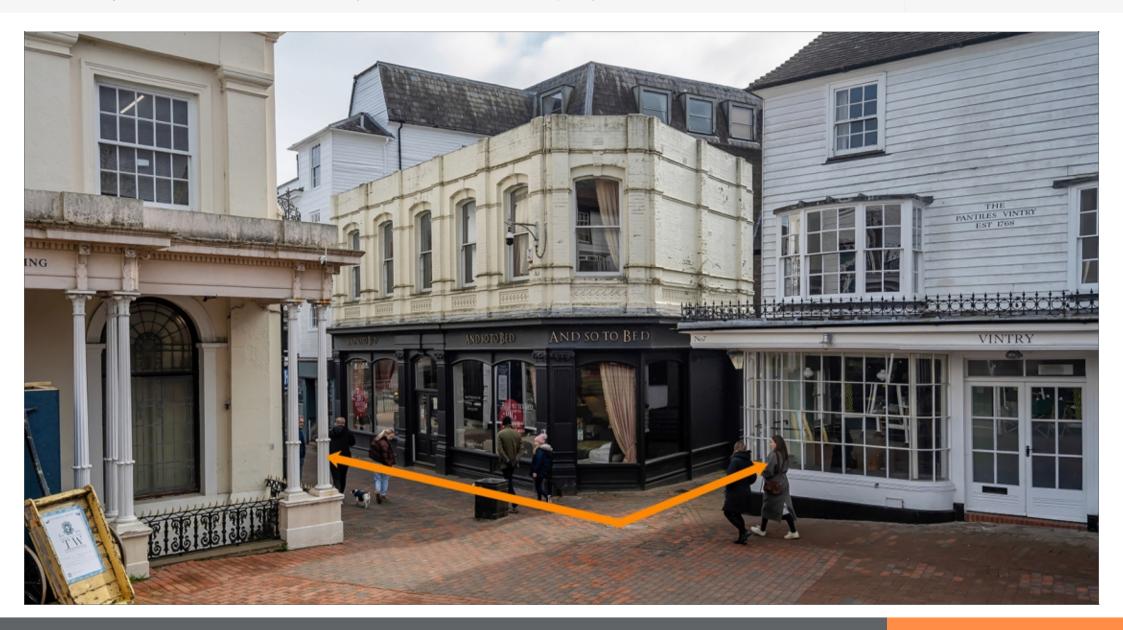




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Contacts

Acuitus

Charlie Powter +44 (0)20 7034 4853 +44 (0)7768 120 904 charlie.powter@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

Seller's Solicitors

Pinsent Masons LLP 55 Colmore Row Birmingham West Midlands B3 2FG

Elizabeth Ward 0121 623 8693 Elizabeth.Ward@pinsentmasons.com

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