

# Lot 38, Formerly Imli, London Road, Tunbridge Wells, Kent TN4 0PU

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Substantial Freehold Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 38, Formerly Imlie, London Road, Tunbridge Wells,

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## Property Information

### Substantial Freehold Opportunity

- Substantial and attractive Grade II Listed Former Public House/Restaurant
- Attractive and Affluent commuter Town
- Asset Management Opportunity
- Site Area approximately 0.19 Hectares (0.47 Acres) with On Site Car park
- Nearby Occupiers include Tesco Express, Papa John's Pizza and an Eclectic Mix of Local Retailers

#### Lot

38

#### Auction

13th July 2023

#### Vacant Possession

#### Status

Available

#### Sector

Leisure

#### 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, Papa Johns Pizza and an eclectic mix of local retailers.

### 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.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Leisure	219.94	(2,367)	VACANT POSSESSION
First	Ancillary	150.32	(1,618)	
Second	Ancillary	47.40	(510)	
<b>Total Approximate Floor Area</b>		<b>417.66</b>	<b>(4,496) (1)</b>	

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

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Photo taken in December 2022

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## Contacts

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September 2020

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