

Tonbridge – 13 Quarry Hill Road, Kent TN9 2SP
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Tonbridge – 13 Quarry Hill Road, Kent TN9 2SP

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £310,000
- Gross Initial Yield: 7.18%
- Rental Income: £22,250 p.a.
- VAT is NOT applicable to this property
- Comprises double fronted ground floor shop with ancillary at basement
- Let to a Post Office operator on a new lease until 2043. Rent reviews every 5 years.
- Lease has two personal guarantors and rent deposit held of £5,562.50.
- Located within 100 meters of Tonbridge Station with occupiers nearby including Lidl and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 13 Quarry Hill Rd (Ground Floor & Basement)	Ground Floor: Open plan retail, Kitchenette, Storage Basement: Ancillary, Storage	SWASAM Ltd t/a Post Office <i>(with two personal guarantors)</i>	20 Years from 14 November 2023	£22,250	Note 1: FRI Note 2: Rent review every 5th anniversary open market Note 3: Tenant option to determine on 14.11.38 with min 6 months notice Note 4: Deposit held £5,562.50
			Total	£22,250	

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Property Description:

Comprises double fronted ground floor shop with ancillary accommodation at basement, providing the following accommodation and dimensions:

No. 13 Quarry Hill Road

Ground Floor: Open plan retail, Kitchenette

Basement: Ancillary, Storage

Total area: 144 sq m (1,550 sq ft)

Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.

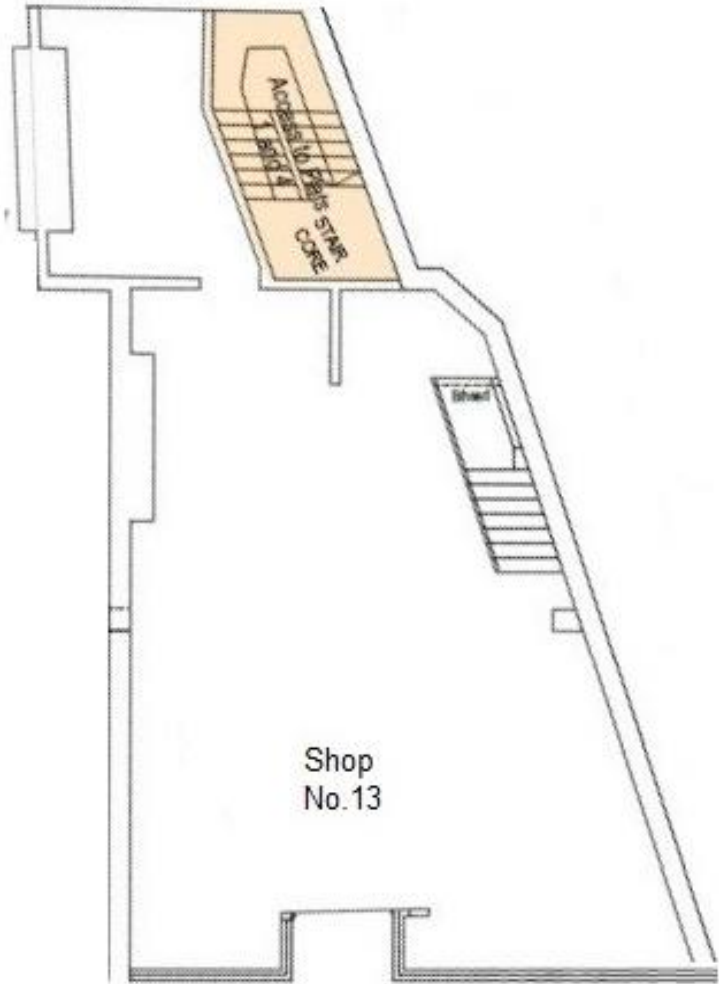
Tenancy:

The property is let to SWASAM Ltd with two personal guarantors t/a Post Office for a term of 20 Years from 14th November 2023 at a current rent of £22,250 p.a. and the lease contains full repairing and insuring covenants. Rent reviews every fifth year. Tenant option to determine on 14.11.38 with min 6 months notice. Deposit held of £5,562.



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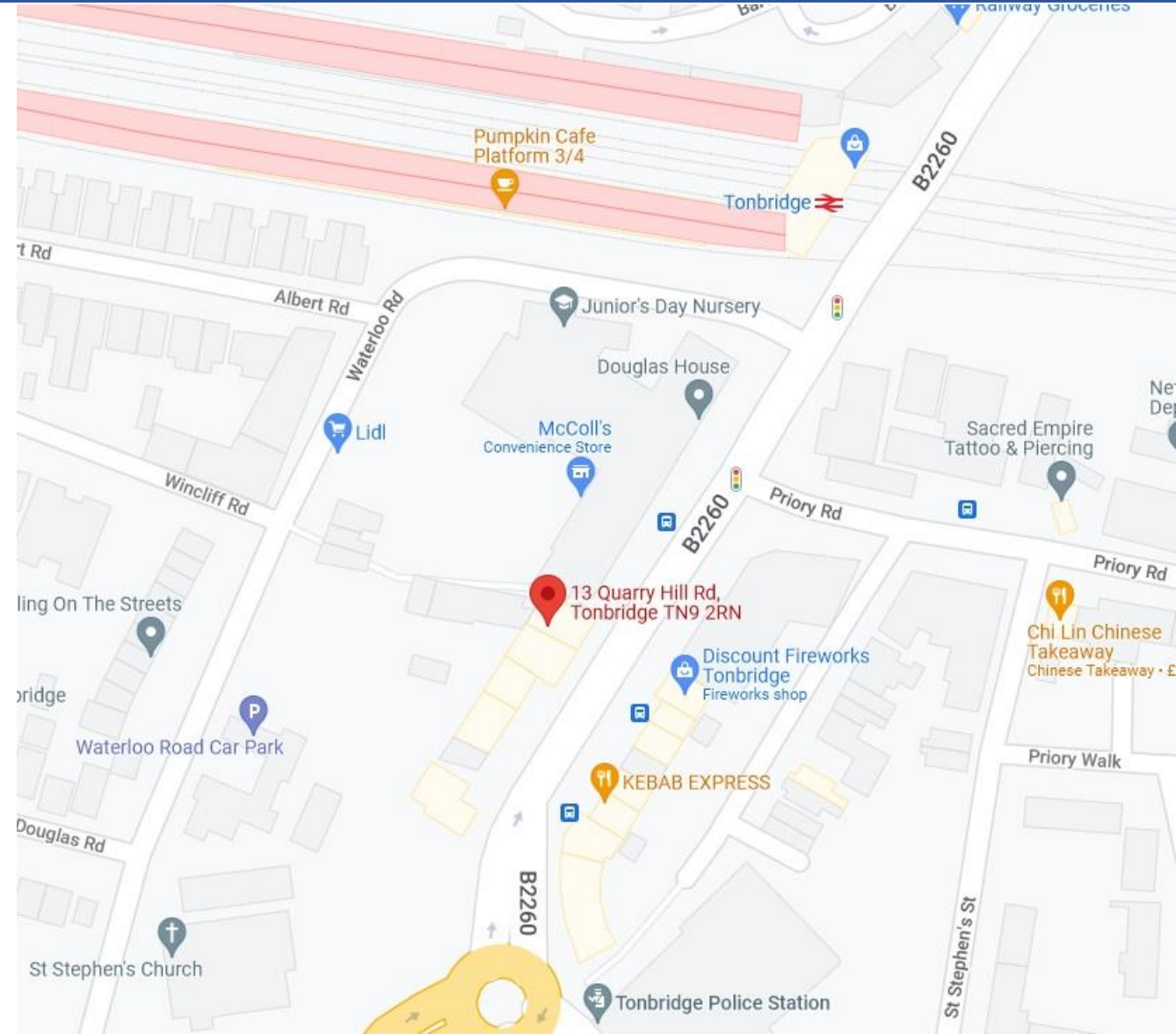
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Location:

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 on the Western side of Quarry Hill Road at the southern end of the town within 100m of Tonbridge Station. Nearby commercial occupiers Lidl, McColl's and a range of local occupiers and retailers.



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Contacts:

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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