



RETAIL INVESTMENT - FOR SALE

684 SQ FT

Price: £180,000 for the Leasehold

Unit 2
Block B Blossom Bank
Cannon Lane
Tonbridge
Kent
TN9 1FT

- Previously a hairdressing salon; now open, flexible Class E internal layout with demountable partitions
- Suitable for diverse uses (retail, office, medical, professional services)
- Prominently situated commercial unit directly fronting Cannon Lane

UNIT 2, BLOCK B BLOSSOM BANK, CANNON LANE, TONBRIDGE, KENT, TN9 1FT

The unit comprises a lock-up retail unit trading as a beauty salon. There are demountable partitions forming separate treatment rooms. There is a disabled compliant WC. There are steps up to a front terrace as well as a disabled compliant access ramp.

The premises are suitable for a wide range of uses within Class E - including retail, offices, professional services, restaurant, and medical uses. Pubs, nightclubs, and takeaways are prohibited.

Location

A very prominently situated commercial unit directly fronting Cannon Lane (A26), the main arterial road running through the town's commercial and industrial areas just to the east of the town centre.

The premises are next door to a Subway outlet and adjacent to the Tonbridge Retail Park, whose occupiers include M&S Foodstore, Halfords, Home Bargains, Carpetright, Costa and Jollys Pet store. On the opposite side of Cannon Lane there is a relatively new McDonalds restaurant drive thru. Aldi and a B&M outlet are also close by.

The town enjoys excellent communications with the A21(T) - 1.5 miles distant, providing a dual-carriageway link to Junction 5 of the M25 around a further 12 miles to the north. There is a direct train service to central London stations from Tonbridge Station, around 0.5 miles away.

Terms

For Sale - subject to the occupational tenancy.

Tenure

Long leasehold - 985 years remaining - peppercorn ground rent.

Occupational Lease Terms -

6 years from 25th October 2024, on an effective full repairing and insuring basis, via a landlord's service charge.

The lease is to be contracted inside the security of tenure provisions of The Landlord & Tenant Act 1954 part II.

Rent -

£14,000 per annum, plus VAT.

The rent is exclusive of all other outgoings.

The equivalent rent is paid quarterly in advance.

Rent Review -

Open market rent review, although no less than the current passing level, at the end of the 3rd year.

Rent Deposit -

The tenant provided a deposit equivalent to 3 months' rent - i.e. £3500.

Tenant Break Clause -

Tenant to have the ability to determine the lease at the end of the 3rd year, by providing a minimum of 6 months' notice.

Repairs and Maintenance -

The tenant is responsible for all repairs and maintenance internally.

Service Charge -

The tenant is also liable to a freeholder's estate and building service charge.

I understand VAT will be applicable to the purchase price.

Price/Rent

Guide Price - £180,000 plus VAT

Energy Rating

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