



**126/126a London Road**

Southborough, Tunbridge Wells, TN4 0PL

**Freehold Mixed Use  
Reversionary Investment  
opportunity within  
Southborough town centre**

**2,989 sq ft**  
(277.69 sq m)

- Freehold mixed-use investment opportunity
- Current passing rent of £35,750 per annum
- Established tenants in occupation
- Self-contained three-bedroom maisonette with garage
- Attractive opportunity for investors seeking income and future growth

# 126/126a London Road, Southborough, Tunbridge Wells, TN4 0PL

## Summary

|                |                      |
|----------------|----------------------|
| Available Size | 2,989 sq ft          |
| Price          | Price on application |
| Business Rates | Upon Enquiry         |
| Car Parking    | Upon enquiry         |
| EPC Rating     | E                    |

## Description

Oldfield Smith are pleased to bring to market this mixed use multi let reversionary investment property. 126a fronts the main retailing area of London Road and is a three storey standalone building with Dignity Funerals trading from the ground floor and a private individual residing in the 3 bedroom maisonette above. 126 is accessed below the flying freehold to the rear and is a two storey E Class building with Arty Farty as the tenant.

Ground Floor, 126a – A new lease for 15 years with 3 yearly tenant only breaks and 9% rental increases every 3 years, with a commencing rent of £10,750 pax.

Maisonette, 126a – A new periodic tenancy has been granted at £1,000 pcm with annual rent reviews settled to market rent.

126 – A 6 year lease expiring 28 November 2030 with a passing rent of £13,000 pax with mid term break and rent review.

There is real scope to increase the rents on the residential and 126 in 2027 making this investment reversionary.

## Sizes:

126 – Arty Farty Retreat

Ground Floor - 890 sq ft (82.67 m2)

First Floor - 985 sq ft (91.47 m2)

Total - 1,875 sq ft (174.14 m2)

Ground Floor - 479 sq ft (44.49 m2)

126a – Dignity Funerals

Ground Floor - 526 sq ft (48.88 m2)

Private individual

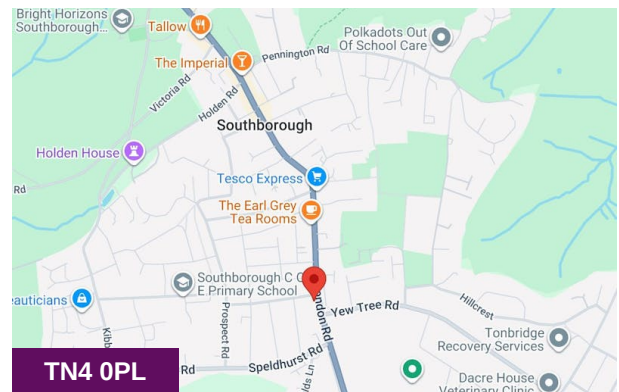
First & Second Floors -Self-contained 3 bedroom maisonette plus garage of 109 sq ft (10.14 m2)

## Location

Located in Southborough, just north of Royal Tunbridge Wells, the property occupies a prominent position on London Road, a main route linking the town with surrounding areas. The location benefits from a mix of residential and commercial occupiers, strong local amenities, and excellent transport connections, making it an established and desirable investment setting.

## AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



## Viewing & Further Information



**Alex Roberts**

01825 762 222 | 07795 212 798

[alex@oldfield-smith.co.uk](mailto:alex@oldfield-smith.co.uk)



**Hannah Murphy**

01825 762222

[hannahm@oldfield-smith.co.uk](mailto:hannahm@oldfield-smith.co.uk)

