

TONBRIDGE

174 HIGH STREET

TN9 1AF

LINAYS

COMMERCIAL

26A STATION SQUARE
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**LEASE AVAILABLE – ESTABLISHED HAIR & BEAUTY SALON BUSINESS
TOTAL FLOOR APPROX 896 SQ.FT /83.24 SQ.M GROSS**

Location

Tonbridge is a popular town situated on the River Medway, 28 miles south-east of central London.

The subject premises occupy a prominent and central position, facing the junction of Bank Street and High Street. Surrounding occupiers include a mixture of independent retailers and restaurants.

Tonbridge Railway station is located approximately 0.8 kilometres from the subject property, providing regular services to London Charing Cross.



Accommodation

(with approximate dimensions and floor areas)

Sales Area	623 sq.ft	(57.86 sq.m)
Treatment Room 1	68 sq.ft	(6.27sq.m)
Treatment Room 2	68 sq.ft	(6.27sq.m)
Treatment Room 3	68 sq.ft	(6.27sq.m)
Staff Room/Kitchen	69 sq.ft	(6.39 sq.m)
WC	-	-

Description

The premises comprise a end of terrace retail unit set out over ground floor level and currently trading as an established hair and beauty salon.

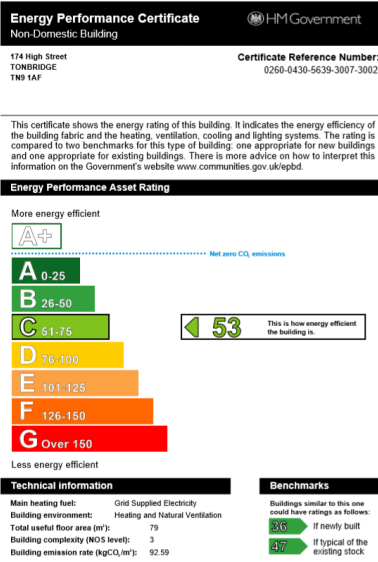
The premises are currently arranged to provide, reception area and open plan sales area, three treatment rooms (partitioned), kitchenette/staff room, WC and rear store. The premises would suit a wide range operators and are fitted out to a high standard with the benefit of a fully glazed frontage.

Terms

Available by way of a lease assignment. The premises are held upon an existing full repairing and insuring lease which expires 10th May 2025. The current rental is **£24,000 per annum exclusive** subject to review in 2020. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended).

THE PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

EPC**Premium**

Our client seeks a premium, guide price **£35,000 (Fifty Thousand Pounds)** for the benefit of the leasehold interest, client's goodwill and the following fixtures/fittings:

Security alarm system, 1x gold glass chandelier, 5x silver glass chandeliers, 4x styling chairs, 3x back wash chairs, 3x gold 7x3 tall mirrors, 1x large gold hanging mirror, redken retail stand, 3x hair position chest, towel storage, hair vac, air conditioning, washing machine, tumble dryer, gloss black fitted kitchen, black fridge, salon master hot water system, reception white retail storage, 2x black and silver French chairs, French side table, reception desk, fitted guest WC, 2x black manicure tables, 2x therapist stools, 2x pink client chairs, 2x electric beauty bed, 1x beauty bed, white storage units, beauty trolleys, wax heating pods, all beauty equipment, high quality flooring throughout.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,898.75 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Viewings

Available by prior appointment via **Linays Commercial Limited**.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.



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