

TONBRIDGE

155 HIGH STREET

TN9 1BX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FREEHOLD DENTAL PRACTICE INVESTMENT FOR SALE



Location / Description

Tonbridge is a historic market town located in West Kent, approximately 7 miles southeast of Sevenoaks, 5 miles north of Tunbridge Wells and 15 miles southwest of Maidstone. Tonbridge mainline railway station is located just 0.5 miles south of the property. The town benefits from

good road links, located at the junction of the A26 and A21 trunk roads. Junction 5 of the M25 is approximately 8 miles to the north. Tonbridge provides a wide range of local amenities with the High Street benefiting from a multitude of shops, pubs/bars and supermarkets, including Sainsbury's, Waitrose, Aldi and Lidl. The property is situated at the northern end of Tonbridge High Street with return frontage onto Church Lane. Surrounding occupiers include Baldwins Travel, Havet Restaurant and The Rose & Crown Hotel. 155 High Street comprises a period style three storey end of terrace building of brick construction set beneath a pitched roof with tiled coverings. Features include decorative brick window heads and ironwork Juliet balcony to the front elevation. The property provides commercial premises at ground, first and second floor levels plus basement and internally is in good condition throughout with 7 treatment rooms and ancillary accommodation. Externally the property has the benefit of a private car park for approx. 9 cars. The site is within Tonbridge High Street Conservation Area.

Accommodation

Basement:	316sq.ft	29.3sq.m
Ground Floor:	989sq.ft	91.9sq.m
First Floor:	1054sq.ft	97.9sq.m
<u>Second Floor:</u>	<u>734sq.ft</u>	<u>68.2sq.m</u>
Total Area (NIA):	3093sq.ft	287sq.m
Rear Yard/Parking	9 Spaces	

Tenancies/Price	CEPC		
<p>Tenure: Freehold. The entire property is subject to a lease dated 26th November 2008 for a term of 20 years expiring 25th November 2028. The lease incorporates 5 yearly rent reviews with the next review dated November 2023. The passing rent is £23,500 (Twenty Three Thousand Five Hundred Pounds) per annum exclusive. There are no break clauses.</p> <p>Price: £400,000 (Four Hundred Thousand Pounds) subject to contract for the Freehold interest subject to the occupational lease.</p>	<p>Energy Performance Certificate is available on request.</p> <tr> <th colspan="2" data-bbox="667 426 1547 522">Tenant Information</th> </tr> <div data-bbox="954 590 1252 667"> </div> <p>Whitecross Dental Care t/a My Dentist is the largest dental provider in the UK, with around 650 practices treating over 5 million of private and NHS patients. For the year ending 31st March 2022, Whitecross Dental Care limited reported a turnover of £294,638,000 and an operating profit of £10,386,000 (Source: Companies House).</p>	Tenant Information	
Tenant Information			
VAT	AML		
<p>We are advised that the property is not elected for VAT.</p>	<p>A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.</p>		
Viewings			
<p>Available by prior appointment via sole agents Linays;</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>			