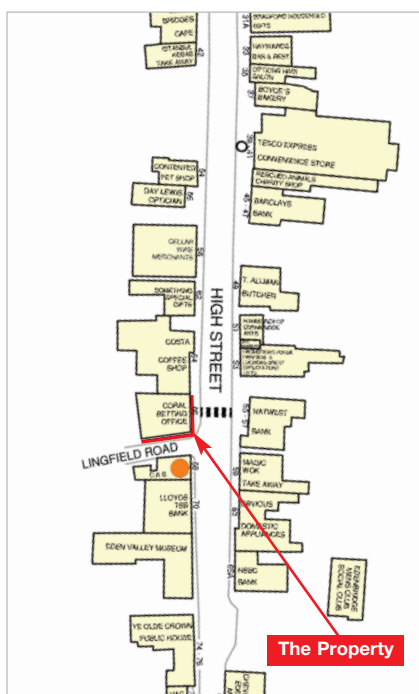


Edenbridge

66 High Street
Kent
TN8 5AJ

- Freehold Shop and Residential Ground Rent Investment
- Let to Coral Estates Ltd
- Lease expires 2020
- Town centre position adjacent to Costa Coffee and opposite NatWest
- Shop Rent Review 2015
- Total Current Rents Reserved **£30,200 pa**



Tenure
Freehold.

Location
Edenbridge is an attractive town, situated 10 miles to the west of Tonbridge and 8 miles north of East Grinstead in an affluent area of south-west Kent. The town benefits from its proximity to the A21 and A22 trunk roads whilst the M25 and M26 motorways are within easy reach. The property is situated on the west side of the High Street, the town's principal retail thoroughfare, on the corner of the junction with Lingfield Road. Occupiers close by include Costa Coffee (adjacent), NatWest (opposite), Lloyds TSB, Tesco Express and HSBC amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with two self-contained flats above which have been sold off on long leases. The property benefits from car parking at the rear.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk.

Energy Performance Certificates

Shop EPC Rating 81 Band D
Flat 2A EPC Rating 11 Band G (Copies available on website)
Flat 2B for EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Coral Estates Limited (1)	Gross Frontage 10.00 m (32' 9") Net Frontage 8.65 m (28' 5") Shop Depth 10.50 m (34' 5") Built Depth 12.58 m (41' 3")	15 years from 02.12.2005 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2015
2A Lingfield Road	Individual (2)	First Floor Flat	125 years from 05.01.2007	£100 p.a. Rent doubles every 25 years	Reversion 2132
2B Lingfield Road	Individual (2)	Second Floor Flat	125 years from 05.01.2007	£100 p.a. Rent doubles every 25 years	Reversion 2132

(1) Website Address: www.coral.co.uk. Branches 1,600
(2) The relevant notices have been served under the Landlord & Tenant Act 1954 Part II.

Total £30,200 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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