



KMJ Commercial



FOR SALE - Mixed Use Investment Opportunity - FREEHOLD Guide Price - £1,400,000

Location - Royal Tunbridge Wells

Tunbridge Wells, a picturesque town nestled in the heart of the Kent countryside, exudes charm and elegance, making it an ideal location for commercial property investment. With its rich history dating back to the 17th century when its mineral springs attracted nobility and royalty, Tunbridge Wells boasts a unique blend of historic architecture and modern amenities.

The town centre is a bustling hub of activity, featuring an eclectic mix of shops, restaurants, and cafes, drawing in both locals and tourists alike. Its vibrant cultural scene, including theatres, art galleries, and music venues, contributes to its appeal as a dynamic business destination.

Tunbridge Wells benefits from excellent transport links, with easy access to London and other major towns via road and rail networks. Its proximity to Gatwick Airport further enhances its connectivity on a global scale.

Description (Retail) - 72 Mount Pleasant Road,
Tunbridge Wells, TN1 1RL

A substantial, mixed use investment opportunity in the centre of Tunbridge Wells, just 0.1 miles from the Tunbridge Wells Railway Station.

The property comprises a retail unit currently let on a 15 year lease from 2020 by A.E Hobbs Pharmacy.

Description (Residential) - 72 Mount Pleasant Road,
Tunbridge Wells, TN1 1QY

3x 2 Bedroom Flats
1x 1 Bedroom Flats

The flats were constructed in 2012 and are all in a well presented condition. Outside the entrance to the flats is permit bay parking and within a short walk is a multi storey car park.

Figures -

Current Rent - £88,020

Yield - 6.29%

Rateable Value (Retail) - £29,750

Viewings -

Please contact Marc (Sales Manager) at KMJ Property to arrange any viewings or enquire.

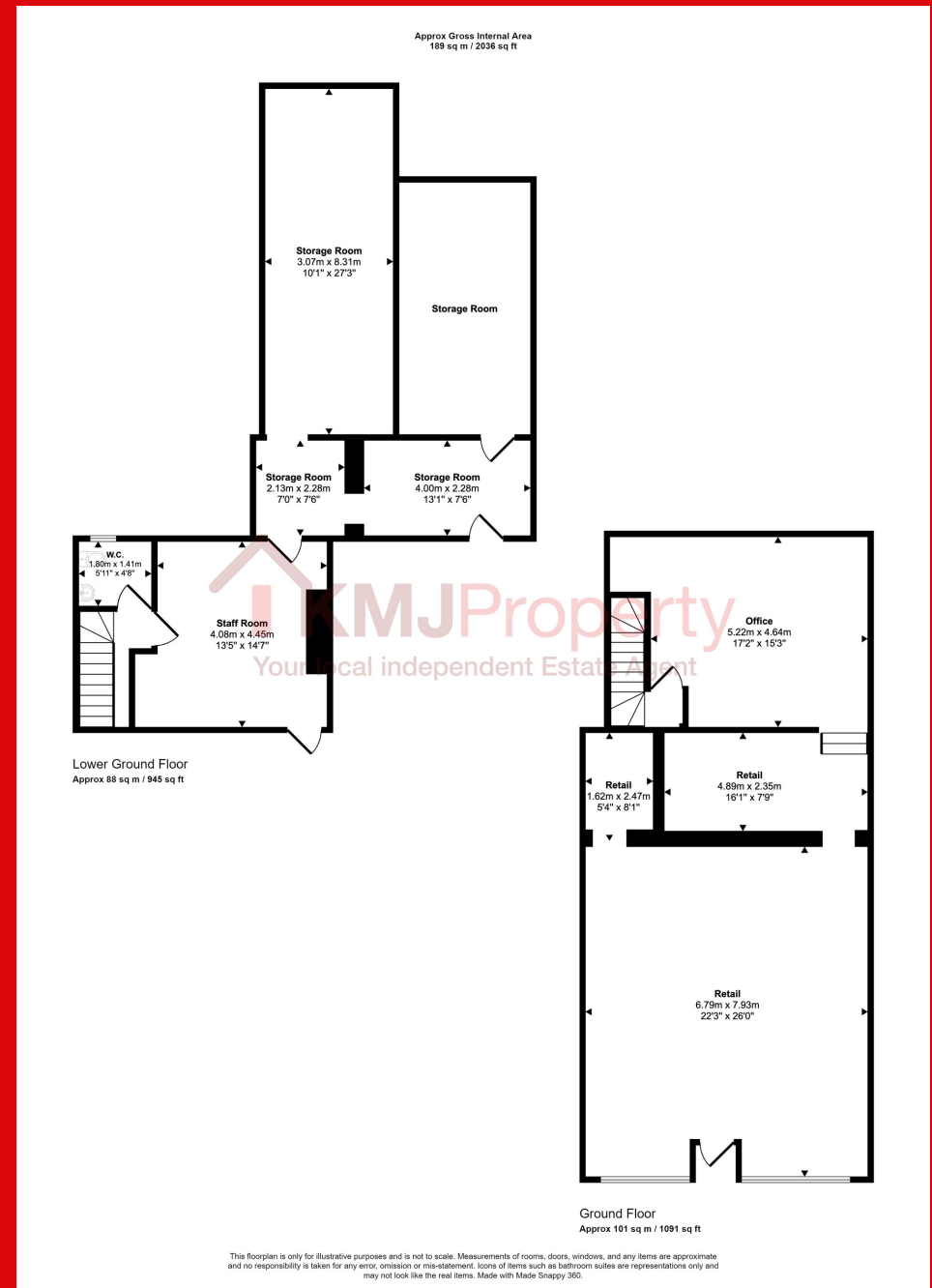
T: 01892 515188

E: sales@kmjproperty.co.uk

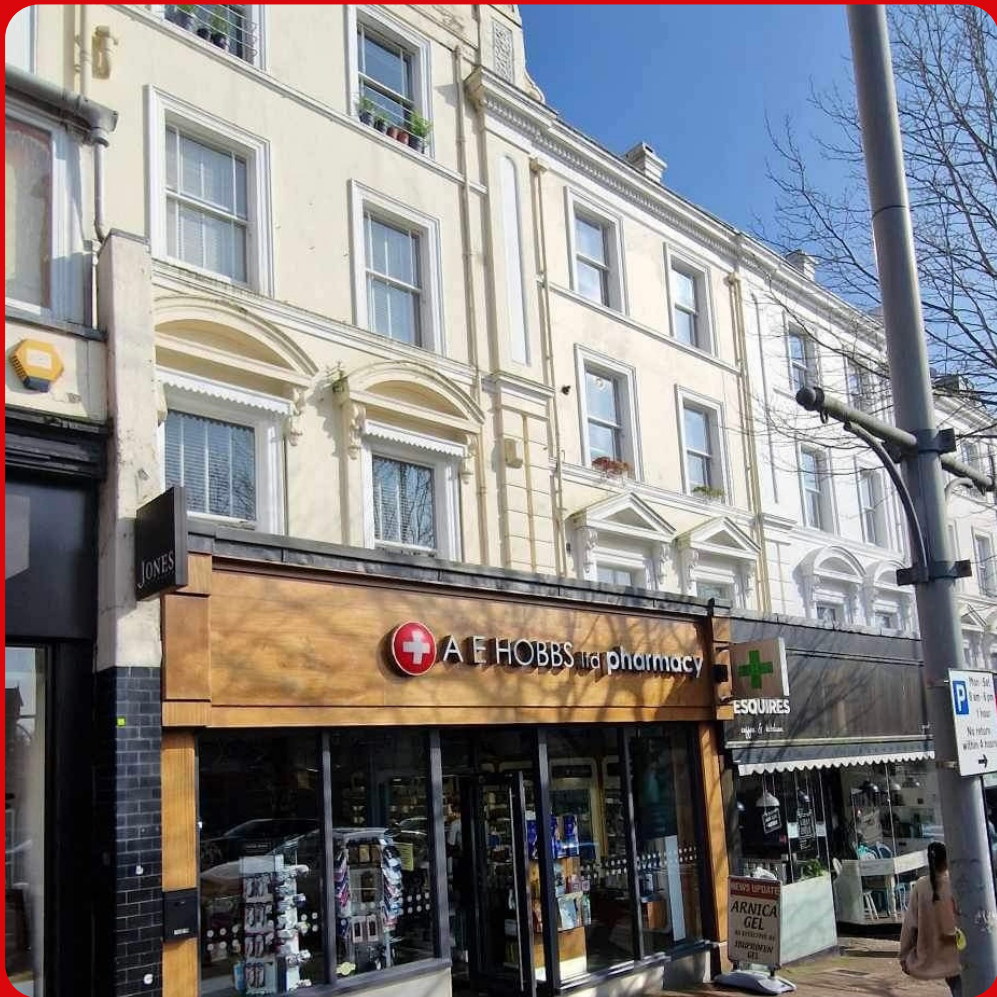
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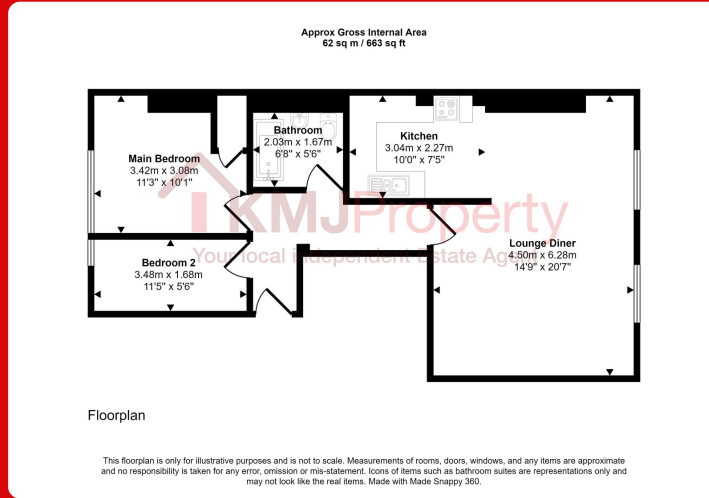
- Full repairing lease
- Insurance costs are shared with the Freeholder and commercial tenant.
- Commercial tenant has been in place for over 40 years.



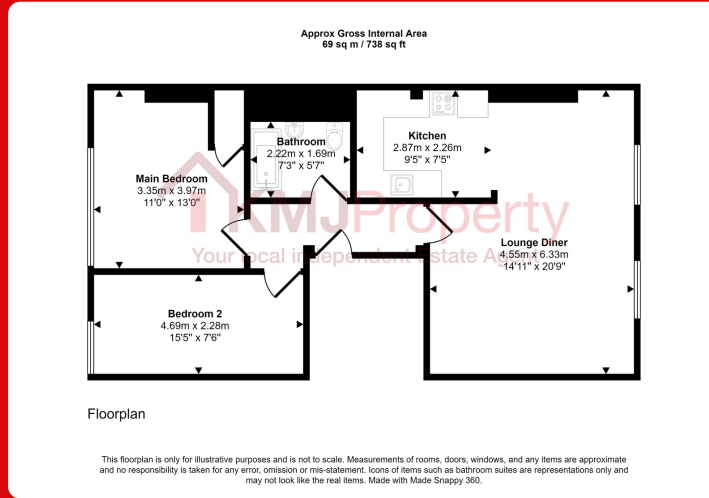
Retail Unit - Lease Expires 2035 - Rent £42,000 Paid quarterly, in advance
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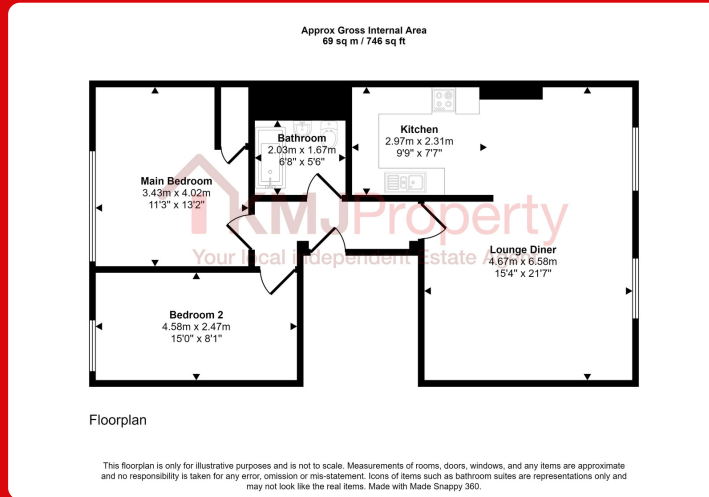
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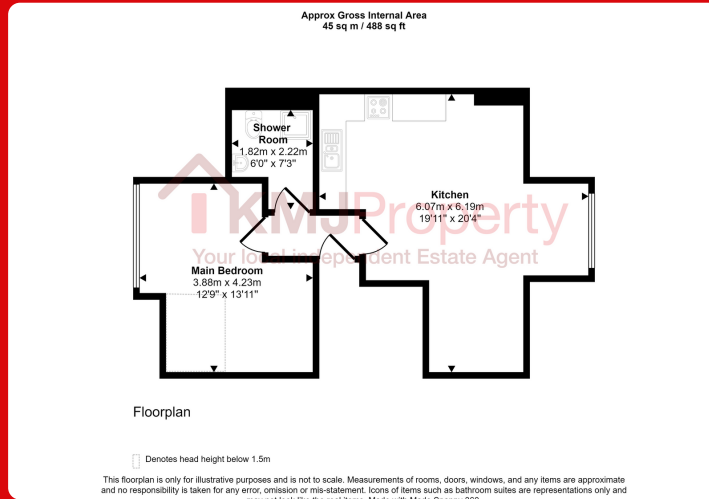
Flat 1 - 2 Bedroom - 62sqm/663sqft - Rent - £950pcm (Market value £1,050pcm)
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Flat 2 - 2 Bedroom - 69sqm/738sqft - Rent - £950pcm (Market value £1,100pcm)
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Flat 3 - 2 Bedroom - 69sqm/746sqft - Rent - £950pcm (Market value £1,100pcm)
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Flat 4 - 1 Bedroom - 45sqm/488sqft - Rent - £850pcm (Market value £850pcm)
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A bit about us - At KMJ Property, we are proud to be a family-run independent Estate Agency that has expanded over the years within an ever-changing property market.

Our commitment to our clients extends beyond transactions; it's a demonstration of our care and attention to detail.

Navigating the roller coaster of the property market, whether you're buying or selling, can be demanding and confusing. At KMJ Property, our experience and local insights enables us to guide you through the process. In a world where technology has reshaped industries, we blend the timeless virtue of genuine customer service with the cutting-edge tools that make modern life convenient.

**All details have been provided by our vendor and will need finalising with your lawyer.
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