



Lambert & Foster



31/31A HIGH STREET

RUSTHALL | KENT | TN4 8RL

An opportunity to purchase a freehold commercial premises and residential flat located centrally within this popular village, the business (Paws for Food) is being sold as a going concern.

Guide Price £370,000

FREEHOLD



31/31A HIGH STREET

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31/31A is located in a prominent position on the High Street in Rusthall. The property comprises a double fronted shop with residential flat on the first floor, the accommodation is more particularly described below:-

On the ground floor is the retail sales area. The main display area offers a flexible open plan room with separate ancillary storage and a WC. The shop has a prominent window display on a busy pedestrian pathway.

A side access leads to a separate entrance to the first floor flat, which spans across both shops. The flat is currently let on an Assured Shorthold Tenancy for a rent of £725 per calendar month. Its accommodation comprises a kitchen, living room, bathroom with bath, shower and w/c and a double bedroom.

Paws for Food is a successful family run business which will be sold with the property as a going concern, detailed accounts for the business will be available to prospective purchasers upon request.

Prior to becoming a pet food shop, the property was previously used as a fish and chip shop and a wet fish shop. 31/31A may be suitable for alternative uses subject to necessary consents from Tunbridge Wells Borough Council.



- Central location on Rusthall High Street
- Paws for Food business sold as a going concern
- Double fronted shop in commercial location
- One Bedroom flat let on Assured Shorthold Tenancy
- Potential for other uses subject to necessary planning consents
- 1.7miles to Tunbridge Wells Town Centre
- Gas central heating
- Investment opportunity
- No onward chain
- The stock within in the shop will be available to purchasers by separate negotiation
- Paw for Food has been trading since 2004.

DIRECTIONS

From Tunbridge Wells town centre, head west on Crescent Road for approximately 0.8 miles before turning right on to Mount Ephraim, continue for 0.3 miles and at the roundabout take the second exit onto Langton Road. After 0.5 miles turn right onto Rusthall Road continue for 0.5 miles and the road becomes Rusthall High Street. 31/31A (Paws for Food) is located on the left hand side of the road.

GENERAL

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Local authority: Tunbridge Wells Borough Council

Council tax: Band B

Business Rates: £7973.00

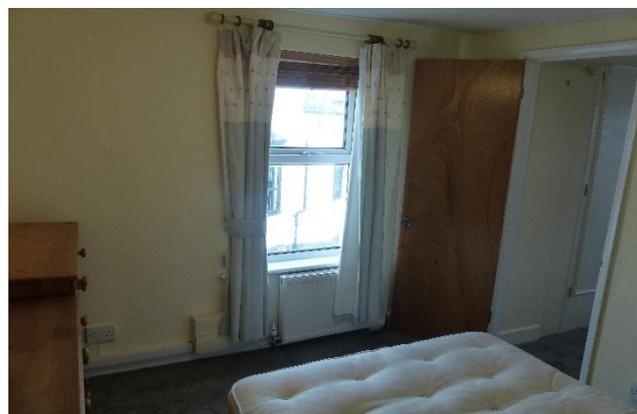
Commercial EPC: C

EPC: D

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.



OFFICES LOCATED IN KENT & SUSSEX:

PADDOCK WOOD, KENT

77 Commercial Road,
Paddock Wood, Kent TN12 6DS
Tel. 01892 832 325

CRANBROOK, KENT

Weald Office, 39 High Street,
Cranbrook, Kent TN17 3DN
Tel. 01580 712 888

WADHURST, EAST SUSSEX

Helix House, High Street,
Wadhurst, East Sussex TN5 6AA
Tel. 01435 873 999