



126/126a London Road

Southborough, Tunbridge Wells, TN4 0PL

**Freehold Mixed Use
Reversionary Investment
opportunity within
Southborough town centre**

- Freehold mixed-use investment opportunity
- Current passing rent of £35,750 per annum
- Established tenants in occupation
- Self-contained three-bedroom maisonette with garage
- Attractive opportunity for investors seeking income and future growth

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Summary

Price	£525,000
Business Rates	Upon Enquiry
Car Parking	Upon enquiry
EPC Rating	Upon enquiry

Description

Oldfield Smith are pleased to bring to market this mixed use multi let reversionary investment property. 126a fronts the main retailing area of London Road and is a three storey standalone building with Dignity Funerals trading from the ground floor and a private individual residing in the 3 bedroom maisonette above. 126 is accessed below the flying freehold to the rear and is a two storey E Class building with Arty Farty as the tenant.

Ground Floor, 126a – A new lease for 15 years with 3 yearly tenant only breaks and 9% rental increases every 3 years, with a commencing rent of £10,750 pax.

Maisonette, 126a – A new periodic tenancy has been granted at £1,000 pcm with annual rent reviews settled to market rent.

126 – A 6 year lease expiring 28 November 2030 with a passing rent of £13,000 pax with mid term break and rent review.

There is real scope to increase the rents on the residential and 126 in 2027 making this investment reversionary. The gross blended yield equates to 6.8% with a gross reversionary blended yield of 8.33%, at a purchase of £525,000.

Sizes:

126 – Arty Farty Retreat

Ground Floor - 890 sq ft (82.67 m2)

First Floor - 985 sq ft (91.47 m2)

Total - 1,875 sq ft (174.14 m2)

Ground Floor - 479 sq ft (44.49 m2)

126a – Dignity Funerals

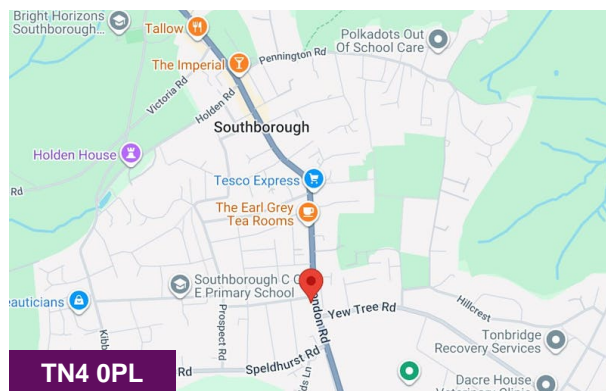
Ground Floor - 526 sq ft (48.88 m2)

Private individual

First & Second Floors -Self-contained 3 bedroom maisonette plus garage of 109 sq ft (10.14 m2)

Location

Located in Southborough, just north of Royal Tunbridge Wells, the property occupies a prominent position on London Road, a main route linking the town with surrounding areas. The location benefits from a mix of residential and commercial occupiers, strong local amenities, and excellent transport connections, making it an established and desirable investment setting.



Viewing & Further Information



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