

**NISSAN, DOWDING WAY, ROYAL TUNBRIDGE WELLS TN2 3UY**



**DESCRIPTION**

The property comprises a modern purpose-built car dealership facility, trading as Marshall Nissan, and totals 14,172 sq ft with extensive parking surrounding the dealership building. The total site area is 1.09 acres.

**TENANCY**

The entire property is let to Marshall Motor Group Ltd for 25 years from 20 September 2016 on FRI terms at £267,405 pa (£18.86 psf). The rent is subject to five yearly reviews geared to RPI, subject to a collar and cap of 1.5% to 4% pa compounded.

**TENURE**

Freehold.

**PRICE AND YIELD**

The property was sold for £4,375,000, reflecting a net initial yield of 5.74%.

**TRANSACTION**

The property was sold by a client fund of AXA Investment Managers (advised by HSM) to a related company of the tenant. (November 2024)