

OVERVIEW AND SCRUTINY COMMITTEE REPORT

RENTED PROPERTIES - ANNEX 1 (PUBLIC)

Property Type	Reference	Property Address	Property Use	Asset Valuation	Asset Valuation Date	Asset Valuation Basis	Average Maintenance Cost (3 yrs)			
Investment	TMBC/001	8 and 10 Martin Square, Larkfield	Cycle shop and maisonette	£2,091,700	Apr-26	Fair value	£77,730			
	TMBC/002	12, 14 and 16 Martin Square, Larkfield	Chemist and maisonette							
	TMBC/003	9 and 13 Martin Square, Larkfield	Betting shop							
	TMBC/004	17 Martin Square, Larkfield	Café							
	TMBC/005	21 Martin Square, Larkfield	Charity shop							
	TMBC/006	20, 24 and 28 Martin Square, Larkfield	Convenience shop							
	TMBC/007	25 Martin Square, Larkfield	Chinese takeaway							
	TMBC/008	32 Martin Square, Larkfield	Hairdresser							
	TMBC/009	36 and 38 Martin Square, Larkfield	Drycleaners and maisonette							
	TMBC/010	40 Martin Square, Larkfield	Indian takeaway							
	TMBC/011	44 Martin Square, Larkfield	Beauty salon							
	TMBC/012	48 and 50 Martin Square, Larkfield	Kebab and pizza takeaway							
	TMBC/013	52 and 54 Martin Square, Larkfield	Fish and chip takeaway							
	TMBC/014	18 Martin Square, Larkfield	Residential							
	TMBC/015	1, 3 and 5 Martin Square, Larkfield	Offices							
	TMBC/016	29 Martin Square, Larkfield	Butchers							
TMBC/017	2-4 Twisden Road, East Malling	Convenience shop	£570,200	Apr-26	Fair value					
TMBC/018	6 Twisden Road, East Malling	Indian takeaway								
TMBC/019	10 Twisden Road, East Malling	Kebab and pizza takeaway								
TMBC/020	14 Twisden Road, East Malling	Hairdresser								
TMBC/021	20 Twisden Road, East Malling	Residential								
TMBC/022	22 Twisden Road, East Malling	Chinese takeaway								
TMBC/023	16a Chapman Way, East Malling	Café								
TMBC/028	11 Lodge Oak Lane, Tonbridge	Convenience shop					£100,700	Apr-26	Fair value	
TMBC/029	1A Derwent Road, Tonbridge	Convenience shop					£93,800	Apr-26	Fair value	
TMBC/030	1B Derwent Road, Tonbridge	Hairdresser					£68,800	Apr-26	Fair value	
TMBC/024	Unit A and B, Vale Rise, Tonbridge	Car showroom	£895,600	Apr-26	Fair value	£0				
TMBC/025	Unit D, Vale Rise, Tonbridge	Industrial unit	£403,400	Apr-26	Fair value	£0				
TMBC/026	Unit H, Vale Rise, Tonbridge	Industrial unit	£298,600	Apr-26	Fair value	£0				
TMBC/027	Units 1-4 Strawberry Vale, Tonbridge	Industrial units	£307,000	Apr-26	Fair value	£0				
TMBC/031	Sainsbury's, Angel Lane, Tonbridge	Supermarket	£201,400	Apr-26	Fair value	£0				
TMBC/032	Castle Lodge, Castle Street, Tonbridge	Offices	£115,400	Apr-26	Fair value	£100				
TMBC/033	47 High Street, Tonbridge	Cake shop	£240,700	Apr-26	Fair value	£0				

Property Type	Reference	Property Address	Property Use	Asset Valuation	Asset Valuation Date	Asset Valuation Basis	Average Maintenance Cost (3 yrs)
Leisure	TMBC/034	Angel Centre, Angel Lane, Tonbridge	Leisure centre	£8,120,000	Apr-25	Depreciated replacement cost	£97,303
	TMBC/035	Larkfield Leisure Centre, New Hythe Lane, Larkfield	Leisure centre	£19,777,000	Apr-25	Depreciated replacement cost	£279,010
	TMBC/036	Tonbridge Swimming Pool, The Slade, Tonbridge	Leisure centre	£9,391,000	Apr-25	Depreciated replacement cost	£189,080
	TMBC/037	Poult Wood Golf Centre, Higham Lane, Tonbridge	Golf course	£3,752,600	Apr-23	Existing use value	£64,713
	TMBC/038	Tonbridge Farm Pavilion, Darenth Avenue, Tonbridge	Changing rooms	£862,000	Apr-23	Depreciated replacement cost	£9,590
	TMBC/039	Tonbridge Farm Pavilion, Darenth Avenue, Tonbridge	Grounds maintenance storage				
	TMBC/040	Racecourse Sportsground Maintenance Building, Tonbridge	Grounds maintenance storage	Not valued seperately			£9,873 (part)
	TMBC/041	Racecourse Sportsground Games Hut, Tonbridge	Games hut	Not valued seperately			
	TMBC/042	Racecourse Sportsground Football Pavilion, Tonbridge	Changing rooms	Not valued seperately			£0
	TMBC/043	Leybourne Lakes Country Park	Country park	£721,000 (café)	Apr-24	Depreciated replacement cost	£16,393
	TMBC/044	Tonbridge Cemetery Workshop, Welland Road	Grounds maintenance storage	£760,000 (all buildings)	Apr-23	Depreciated replacement cost	£5,383 (part)
	TMBC/045	Swanmead Sports Ground Pavilion, Tonbridge	Judo and cricket clubs	£793,000	Apr-24	Depreciated replacement cost	£0
	TMBC/046	Tonbridge Cricket Club, Welland Road	Cricket club	£42,100	Apr-23	Existing use value	£0
	TMBC/047	Angel Indoor Bowls Club, Avenue De Puy, Tonbridge	Bowls club	£316,700	Apr-23	Existing use value	£0
TMBC/048	Tonbridge Outdoor Bowls Club, Tonbridge Farm	Bowls club	£21,400	Apr-23	Existing use value	£0	
TMBC/049	Tonbridge Angels Football Club, Tonbridge Farm	Football club	£126,000	Apr-23	Existing use value	£0	
TMBC/050	Town Lock Boaters Building, Medway Wharf Road, Tonbridge	Boaters facilities	Not valued seperately			£0	
Offices	TMBC/051	Tonbridge Castle Offices (part)	CAB offices	Not valued seperately	-	-	Not recorded seperately
	TMBC/052	Tonbridge Castle Offices (part)	Tonbridge Historical Society				
	TMBC/053	Gibson Building West (part)	Kent Police	Not valued seperately	-	-	Not recorded seperately
Housing	TMBC/054	11No. Maisonettes at Martin Square, Larkfield	Residential (housing association)	N/A	-	-	£0
	TMBC/055	5No. Maisonettes at Twisden Road, East Malling	Residential (housing association)	N/A	-	-	£0
	TMBC/056	4No. Maisonettes at Derwent Road, Tonbridge	Residential (housing association)	N/A	-	-	£0
Community	TMBC/057	Six In One Community Centre, Northwood Road, Tonbridge	Community centre	£78,200	Apr-24	Existing use value	£0
	TMBC/058	Scout Hall, Lamberts Yard, Tonbridge	Scout hall	£300	Apr-24	Existing use value	£0
	TMBC/059	Forsythe Hall, Bradford Street, Tonbridge	Age UK	£1,000	Apr-24	Existing use value	£0
	TMBC/060	Brent Hall, The Brent, Tonbridge	Girl Guides	£12,900	Apr-24	Existing use value	£0
	TMBC/061	Happy Faces, Hectorage Road, Tonbridge	Pre-school	£28,400	Apr-24	Existing use value	£0
Misc	TMBC/062	Vale Rise Depot, Tonbridge	Waste depot	£503,300	Apr-24	Existing use value	£2,600