



On the instructions of C D Stevens and I Vickers of Vantis plc joint administrators to Portcullis Heathervale Limited

**FOR SALE**

**TOWN CENTRE OFFICE  
APPROX. 13,000FT<sup>2</sup> [1,208M<sup>2</sup>] WITH PARKING**

**HEATHERVALE HOUSE, VALE AVENUE, TUNBRIDGE WELLS, KENT, TN1 1DJ**

## FOR SALE

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### HEATHERVALE HOUSE VALE AVENUE TUNBRIDGE WELLS KENT TN1 1DJ

#### LOCATION:

These offices are located on the northern side of Vale Avenue within the heart of the professional business district. The building is situated close to Tunbridge Wells main line station and directly opposite the entrance to the Torrington multi-storey car park.

#### DESCRIPTION:

Heathervale House is a prominent town centre office building arranged over ground, first and second floors with basement and surface car parking. The building boasts a prestige entrance with lift, central heating via radiators and communal ladies and gents WC's.

The building provides modern open plan accommodation. There have been certain works carried out to comply with a dilapidations schedule in relation to the first and second floors. The overall position is currently being reviewed and further details will be available in the near future.

#### ACCOMMODATION:

Ground Floor (left)	approx. 1,475ft <sup>2</sup> [137.0m <sup>2</sup> ]
Ground Floor (right)	approx. 2,340ft <sup>2</sup> [217.3m <sup>2</sup> ]*
First Floor Office:	approx. 4,685ft <sup>2</sup> [435.2m <sup>2</sup> ]
Second Floor Office:	approx. 4,500ft <sup>2</sup> [418.0m <sup>2</sup> ]
Parking (lgf and surface)	approx. 50 spaces
Visitor parking (front)	approx. 4 spaces

\* Historic floor area – subject to verification

#### TENURE:

Freehold subject to existing occupation of part ground floor. The position with the occupation of the ground floor is currently being clarified.

#### GUIDE PRICE:

£1,950,000.

We are advised that the sale price will attract VAT.

#### BUSINESS RATES:

Enquiries of the VOA website indicate that the property is assessed for Business Rates as follows:

Ground Floor (Left) – RV £22,600

Ground Floor (right) – RV £31,750

First and Second Floors - RV £110,000

The UBR for 2009 / 2010 is 48.5 pence in the £.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

#### LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in connection with the transaction save that any prospective purchaser will be required to provide an undertaking to be responsible for any abortive legal costs incurred by the Vendor.

#### VIEWING:

Strictly by appointment through Sole Selling Agents: **BRACKETTS, TEL: 01892 533733** – Contact: Darrell Barber – email: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

#### SUBJECT TO CONTRACT AND PROOF OF FUNDING

Rev 19/11/09/DB

#### IMPORTANT NOTE

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- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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