



**FOR SALE**  
or **TO LET**

FOR SALE or TO LET - Ground Floor Office  
NIA Approx. 235ft<sup>2</sup> [21.8m<sup>2</sup>]  
2 York House, 1a Langton Road, Tunbridge Wells TN4 8XA

*When experience counts...*

est. 1828  
**bracketts**



**FOR SALE / TO LET**

**GROUND FLOOR OFFICE**

**NIA APPROX. 235FT<sup>2</sup> [21.8M<sup>2</sup>]**

**2 YORK HOUSE**

**1A LANGTON ROAD**

**TUNBRIDGE WELLS**

**KENT**

**TN4 8XA**



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Energy performance certificate (EPC)		
1A Langton Road Tunbridge Wells TN4 8XA	Energy rating <b>C</b>	# Registered 2/14 # Registered 2/14 # Registered 2/14
Property type	Offices and Workshop Businesses	
Total floor area	23 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	A+	
If typical of the existing stock	B	

## LOCATION / SITUATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of Central London with a resident population of around 100,000.

The property is situated at the rear of the former Major Yorke pub on Langton Road, near the roundabout that joins onto Major York's Road. The property is accessed via a gate and pathway.

## DESCRIPTION

2 York House comprises a mixed use building with a vacant ground floor office and a ground leasehold dwelling. The freehold of the whole building is available or our client will consider granting a lease of the office.

## ACCOMMODATION

Part ground floor (office):

Office      NIA Approx. 235ft<sup>2</sup> [21.8m<sup>2</sup>]  
WC

Part ground floor and first floor (dwelling):

Residential dwelling - not measured

## AMENITIES

- Double glazed windows
- Teapoint
- Fitted carpet
- WC

### Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

## TENURE

### Option 1

Freehold subject to vacant possession of the ground floor office and the existing ground lease of the residential dwelling (1, York House, 1A Langton Road).

The ground lease of the dwelling is for a term of 125 years from 1 December 2005 at a rent of £200 per annum, subject to phased increases.

### Option 2

The office is available by way of a new internal repairing and insuring lease for a term to be agreed. The provisions of Sections 24-28 of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

The Tenant will be required to provide a rental deposit to be held throughout the term.

## GUIDE PRICE / RENT

### Option 1

£75,000 [SEVENTY FIVE THOUSAND POUNDS]

### Option 2

£6,000 per annum exclusive.

## VAT

We are advised that the sale price/rent will not attract VAT.

## BUSINESS RATES

Enquiries of the VOA website indicate that the office has a Rateable Value of £3,700.

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

Subject to satisfying certain criteria the Proposed Purchaser/Tenant may qualify for small business rate relief. Interested parties are strongly advised to make their own enquiries of the local rating authority.

## LEGAL COSTS

Each party to pay their own costs save that the Proposed Purchaser/Tenant will provide an undertaking to pay any abortive legal costs incurred by the Vendor.

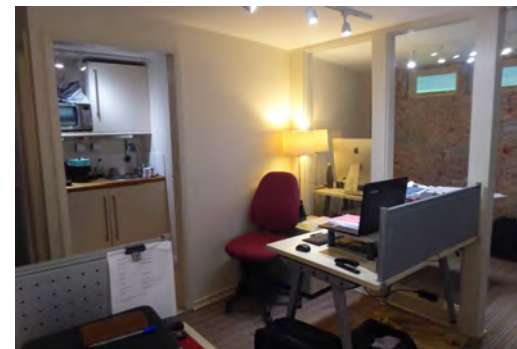
## VIEWING

Strictly by prior appointment with the sole agent Bracketts.

Darrell Barber MRICS

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### OPTION 1

SUBJECT TO CONTRACT AND PROOF OF FUNDS

### OPTION 2

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS ETC.

11.09.24/DB



