



FOR SALE - GROUND FLOOR OFFICE
NIA Approx 607ft² [56.3m²]
44 Newton Road, Tunbridge Wells, Kent TN1 1RU

When experience counts...

est. 1828
bracketts

FOR SALE

**TOWN CENTRE
GROUND FLOOR OFFICE**

607 SQ FT [56.3 SQ M]

**44 NEWTON ROAD
TUNBRIDGE WELLS
KENT
TN1 1RU**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)	
44 Newton Road TUNBRIDGE WELLS TN1 1RU	Energy rating B Valid until 28 May 2020 Landmark Building Services Ltd 01892 512201
Property type	Offices and Workshop Businesses
Total floor area	64 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy efficiency rating for this property This property's current energy rating is B.	Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit. 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+
Properties are given a rating from A+ (most efficient) to G (least efficient).	

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5.

There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is conveniently situated on the southern side of Newton in the heart of the town centre.

DESCRIPTION

Contemporary ground floor office. The premises may suit other uses (subject to planning, etc.).

ACCOMMODATION

Ground Floor:

Office inc. teapoint	Approx. 558ft ² [51.8m ²]
Rear store	Approx. 49ft ² [4.5m ²]
WC	

AMENITIES

- * Teapoint
- * Laminate flooring
- * Spot lights
- * Electric heating
- * Security alarm

TENURE

Residue of ground lease for 125 years from 1 January 2008 [Title K940377] with vacant possession. The ground rent is phased: £250 pa for first 25 years, £500 pa for next 25 years, £750 pa for next 25 years, £1,000 pa for next 25 years and £1,500 pa for remainder of term.

Together with a 50% share of the Company that owns the freehold.

GUIDE PRICE

Offers in the region of £250,000.

We are advised that VAT is not applicable.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the property is described as Offices and Premises and has a Rateable Value of £7,400.

The small business rates multiplier for 2023/2024 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

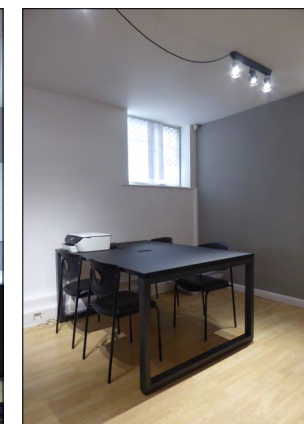
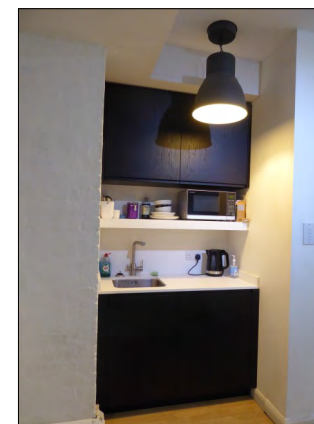
LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent: **Bracketts Tel: 01892 533733.**

Contact: Darrell Barber MRICS
07739535468
darrell@bracketts.co.uk



Note - an independent power supply will be installed by the vendor

SUBJECT TO CONTRACT & PROOF OF FUNDS

30.05.23.DB

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.

