

**FOR SALE**  
**FREEHOLD**  
**PP FOR CHANGE OF USE TO DWELLING**



*Red line - indicative only*

**FOR SALE - Imposing Grade II Listed Town Centre Office Building with Parking**  
**NIA Approx. 1,791ft<sup>2</sup> [166.3m<sup>2</sup>] plus attic space of 180ft<sup>2</sup> [16.7m<sup>2</sup>]\***  
**21 Mount Ephraim, Tunbridge Wells, Kent TN4 8AE**

*When experience counts...*

est. 1828  
**bracketts**

**FOR SALE - FREEHOLD**  
**IMPOSING GRADE II LISTED**  
**TOWN CENTRE OFFICE BUILDING**  
**WITH PARKING**  
**NIA APPROX. 1,791 FT<sup>2</sup> [166.3M<sup>2</sup>]**  
**PLUS ATTIC OF 180 FT<sup>2</sup> [16.7M<sup>2</sup>]\***

**WITH PLANNING CONSENT**  
**FOR CHANGE OF USE**  
**TO SINGLE DWELLING HOUSE**

**21 MOUNT EPHRAIM**  
**TUNBRIDGE WELLS**  
**KENT**  
**TN4 8AE**



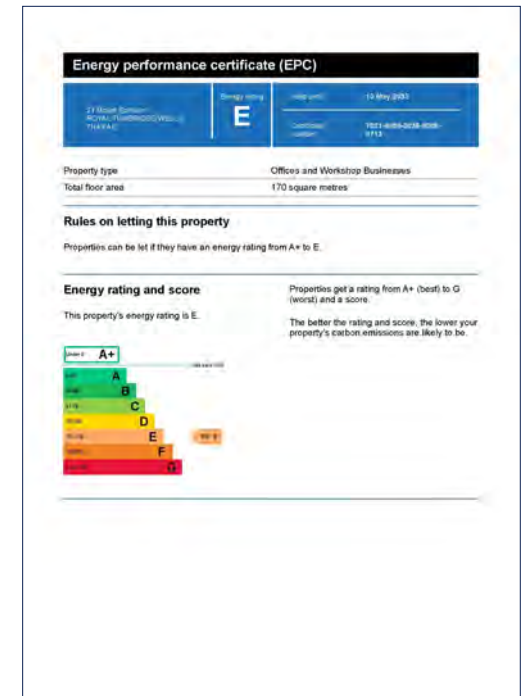
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent





## 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 town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to London (approx. 60 minutes min).

The property is situated on the eastern side of Mount Ephraim (A26) with access to the lower ground floor off Culverden Street.

## DESCRIPTION

Imposing Grade II Listed town centre office building with parking.

## ACCOMMODATION

### Lower Ground Floor (GF at rear):

Garage                      Approx. 599ft<sup>2</sup>    [55.6m<sup>2</sup>]

### Ground Floor:

NIA                          Approx. 396ft<sup>2</sup>    [36.7m<sup>2</sup>]

### First Floor:

NIA                          Approx. 398ft<sup>2</sup>    [36.9m<sup>2</sup>]

### Second Floor:

NIA                          Approx. 398ft<sup>2</sup>    [36.9m<sup>2</sup>]

**TOTAL NIA      Approx. 1,791ft<sup>2</sup> [166.3m<sup>2</sup>]**

### Third Floor/Attic:

NIA                          Approx. 180ft<sup>2</sup>    [16.7m<sup>2</sup>] \*

### 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

Freehold with vacant possession.

## PLANNING

The property is currently used as an office but benefits from planning consent for change of use to a single dwelling house - refer Planning Application Reference: 22/00310/FULL.

## GUIDE PRICE

£700,000 (SEVEN HUNDRED THOUSAND POUNDS)

## VAT

The purchase price will not attract VAT.

## BUSINESS RATES

Enquiries of the VOA website indicate that the premises is described as "Offices and premises" and has a Rateable Value of £17,250.

The small business non-domestic rating multiplier for 2024 / 2025 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 pay its own legal costs incurred in connection with the transaction.

## VIEWING

Strictly by prior appointment with the sole agent:

**Bracketts: 01892 533733**

Darrell Barber MRICS

[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

Mob: 07739 535468



\* All with restricted head height.

**SUBJECT TO VACANT POSSESSION AND PROOF OF FUNDING.**

29.04.24.DB



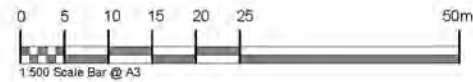
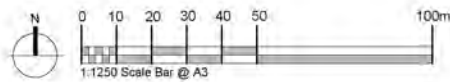


Existing Site Location Plan  
Scale 1:1250 @ A3

Total site area: 63 sq.m



Existing Block Plan  
Scale 1:500 @ A3



Red line - indicative only

