

FOR SALE - FREEHOLD INVESTMENT / DEVELOPMENT OPPORTUNITY Vacant Retail Premises with Income producing Self-Contained Maisonette 132-134 & 134a Camden Road, Tunbridge Wells, Kent TN1 2QZ



FREEHOLD FOR SALE

VACANT RETAIL PREMISES WITH INCOME PRODUCING SELF CONTAINED MAISONETTE

DEVELOPMENT POTENTIAL (STP)

OFFERS IN EXCESS OF £395,000

132-134 & 134a CAMDEN ROAD
TUNBRIDGE WELLS
KENT
TNI 2QZ



27/29 High Street Tunbridge Wells Kent TNI IUU

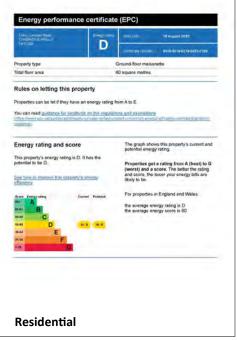
Tel: (01892) 533733 Fax: (01892) 512201 E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent Tel: (01732) 350503







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 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.

The property is situated on the eastern side of Camden Road close to the entrance to the pay and display car park. Camden Road provides a unique shopping environment favoured by specialist and independent retailers.

DESCRIPTION

Double fronted retail premises with ancillary to the rear and part first floor plus a self-contained maisonette to the rear/above no. 134.

Our client believes there may be potential to develop the rear and first floor of no.132 (subject to Planning etc.)

ACCOMMODATION

Commercial Element (132/134):

Ground / Raised Ground Floor:

Retail Sales Approx. 340ft² [31.59m²] Rear Office Approx. 140ft² [13.00m²] Rear Store Approx. 77ft² [7.15m²]

WC

Small Courtyard

First Floor:

3 Rooms plus landing Approx. 361ft² [33.54m²]

Maisonette (134a):

Ground Floor:

Kitchen 13'2 max x 7'11 max Living Room 13'8 max x 9'9 max

Small Courtyard

First Floor:

Dressing Room
Bedroom I
Bedroom 2
Bathroom
Bedroom 2
Bathroom

9'9 max x 9'9 max
13'2 max x 7'10 max
I1'9 max x 9'8 max
6'4 max x 4'8 max

TENURE

Freehold with vacant possession of the commercial element and subject to the existing Assured Shorthold Tenancy Agreement of 134 The Flat (AKA 134a). The residential element is let to a private individual by way of an AST dated 27 September 2020 for a term expiring 26 March 2021 (now periodic) at a rent of £600 per calendar month. A rental Deposit of £692.30 is lodged with DPS.

GUIDE PRICE

Offers in excess of £395,000 [THREE HUNDRED AND NINETY FIVE THOUSAND POUNDS].

BUSINESS RATES

Enquiries of the VOA website indicates that the commercial premises are described as "Shop and

Premises" and have a Rateable Value of 6,800. The small business non-domestic rating multiplier for 2024 / 2025 is 49.9 pence in the £.

Enquiries of the Gov.uk website indicate that the flat is in band C for Council Tax.

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 their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent Bracketts:

Darrell Barber MRICS Tel: 01892 559507 Mob: 07739535468

Email: darrell@bracketts.co.uk

SUBJECT TO CONTRACT, VACANT POSSESSION AND PROOF OF FUNDS. 29/08/24/DB



Important Notice:

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