

**FOR SALE
FREEHOLD**
INVESTMENT / DEVELOPMENT OPPORTUNITY



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

est. 1828
bracketts

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
TN1 2QZ**



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Tunbridge Wells
Kent
TN1 1UU

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Also at 132 High Street, Tonbridge, Kent

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Energy performance certificate (EPC)

132-134 Camden Road, Tunbridge Wells, TN1 2QZ	Energy rating	Issue date	24 July 2004
	E	Current energy score	72/23-54/40-10/15-5/13-7/9-10

Property type: Retail/Financial and Professional Services
Total floor area: 97 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 E.
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**

Commercial

Energy performance certificate (EPC)

134a Camden Road, Tunbridge Wells, TN1 2QZ	Energy rating	Issue date	18 August 2005
	D	Current energy score	89/19-32/19-6/19-5/15-7/20

Property type: Ground-floor maisonette
Total floor area: 60 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#)
[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/266824/energy_efficiency_guidance_for_landlords.pdf](#)

Energy rating and score
This property's energy rating is D. It has the potential to be C.
See how to improve this property's energy efficiency.
The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales, the average energy rating is D, the average energy score is 60.

Residential

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			

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.

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	9'9 max x 9'9 max
Bedroom 1	13'2 max x 7'10 max
Bedroom 2	11'9 max x 9'8 max
Bathroom	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





132/134 - Ground Floor



132/134 - Raised Ground Floor



132/134 - Raised Ground Floor



132/134 - Ground Floor



134a - Ground Floor



134a - Ground Floor



134a - First Floor





Shaded area indicative only