

**FOR SALE
FREEHOLD**

Development Potential (STP)



FOR SALE - Office Building with Development Potential (STP)
NIA Approx. 1,544ft² [143.4m²]
128-130 London Road, Southborough, Tunbridge Wells TN4 0PL

When experience counts...

est. 1828
bracketts

FOR SALE - FREEHOLD

**OFFICE BUILDING
WITH DEVELOPMENT POTENTIAL
(SUBJECT TO PLANNING, ETC.)
NIA APPROX. 1,544FT² [143.4M²]**

GUIDE PRICE £450,000

**128-130 LONDON ROAD
SOUTHBOROUGH
TUNBRIDGE WELLS
KENT
TN4 0PL**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

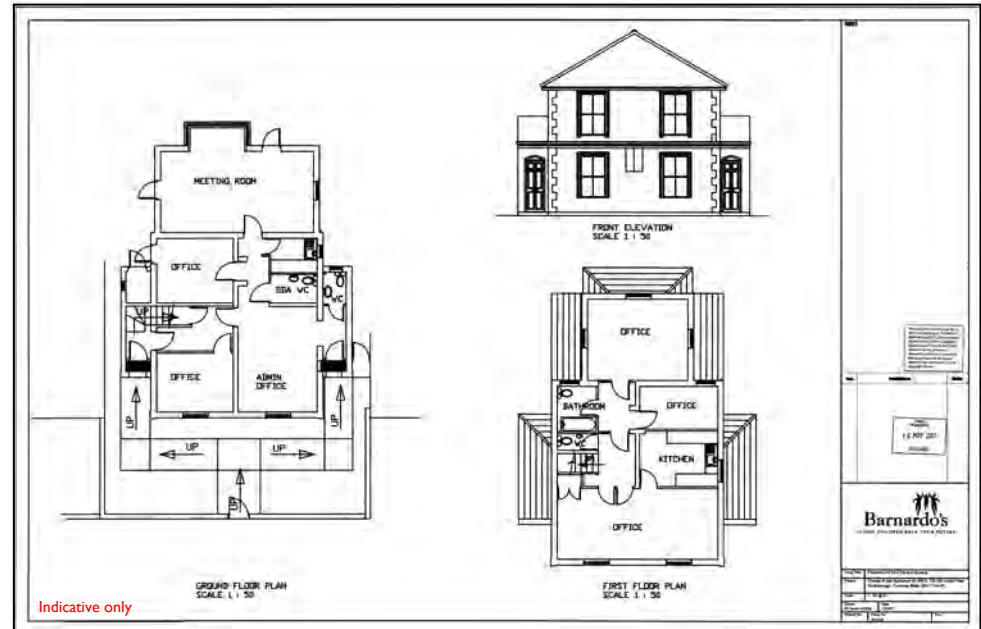
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LOCATION / SITUATION

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.

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 the Capital (journey time of approximately 60 minutes).

Southborough is an outlying district of Royal Tunbridge Wells, approximately 3 miles north of the town centre and close to the junction of the A26 and the A21 (T).

The property enjoys a prominent position with frontage to the main A26 London Road and close to the Yew Tree Road pay and display car park.

DESCRIPTION

An imposing two-storey office building with gardens to front and rear. Enquiries of the TWBC planning portal indicate that the historic use was residential. Our client believes the property has potential to be converted to residential (subject to securing planning and any other consents that may be required).

ACCOMMODATION

Ground Floor:

| | |
|-----------------------|--|
| Entrance Hall (128) | NIA Approx. 30ft ² [2.8m ²] |
| Office (128 front) | NIA Approx. 268ft ² [24.9m ²] |
| Office (128/130 rear) | NIA Approx. 322ft ² [29.9m ²] |
| Office (130 front) | NIA Approx. 109ft ² [10.1m ²] |

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.

| | |
|----------------------|--|
| Office (130 rear) | NIA Approx. 122ft ² [11.3m ²] |
| Kitchen (128) | NIA Approx. 37ft ² [3.4m ²] |
| Disabled WC (128) | |
| WC (128) | |
| Gardens front & rear | not measured |

Total NIA Approx. 888ft² [82.5m²]

First Floor:

| | |
|--------------------|--|
| Office (128 front) | NIA Approx. 172ft ² [24.9m ²] |
| Office (130 front) | NIA Approx. 103ft ² [9.5m ²] |
| Kitchen (128) | NIA Approx. 101ft ² [9.4m ²] |
| Office (128) | NIA Approx. 85ft ² [7.9m ²] |
| Office (128/130) | NIA Approx. 195ft ² [18.1m ²] |
| Bathroom (130) | |
| WC (130) | |

Total NIA Approx. 656ft² [60.9m²]

TOTAL NIA Approx. 1,544ft² [143.4m²]

TENURE

Freehold with vacant possession. Titles K245093 and K400654.

GUIDE PRICE

£450,000 (Four Hundred and Fifty Thousand Pounds).

VAT

We are advised that the purchase price will not attract VAT.

BUSINESS RATES

Enquiries of the VOA indicate that the property is

described as Offices & Premises and has a Rateable Value of £16,750. 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 be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:
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Subject to Contract & Proof of Funds 21.10.24.DB



GF 128



GF REAR



GF 128



FF REAR 128/129