

FOR SALE



FOR SALE - Long Leasehold Office Suite  
NIA Approx. 225ft<sup>2</sup> [20.9m<sup>2</sup>]  
Suite B2, Prospect House, 11-13 Lonsdale Gardens, Tunbridge Wells TN1 1NU

*When experience counts...*

est. 1828  
**bracketts**



**FOR SALE**

**LONG LEASEHOLD  
OFFICE SUITE**

**NIA APPROX. 225FT<sup>2</sup> [20.9M<sup>2</sup>]**

**GUIDE PRICE £87,500**

**SUITE B2**

**PROSPECT HOUSE**

**11-13 LONSDALE GARDENS**

**TUNBRIDGE WELLS**

**KENT**

**TN1 1NU**



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Tunbridge Wells  
Kent

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Energy performance certificate (EPC)		
Rule 65 11-13 Lonsdale Gardens TN11 1NU, Tunbridge Wells TN1 1NU	Energy rating <b>E</b>	Valid until 1 July 2021 Certificate number 7716-033-0196-000-0000
Property type	Offices and Workshop Business use	
Total floor area	22 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		
If typical of the building stock		
18 A		
77 E		

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).

Prospect House is situated at the western end of Lonsdale Gardens approx 270m from Tunbridge Wells mainline station.

DESCRIPTION

Suite B2 is currently arranged as a single large room on the lower ground floor of this impressive period building. There is a shared ground floor reception area with electric door entry phone system and a post area. A door leads to an inner lobby with access to shared cloakroom facilities, to stairs and a lift.

ACCOMMODATION

Lower Ground Floor

Suite B2

Office

NIA approx. 225ft<sup>2</sup> [20.9m<sup>2</sup>]

Use of shared WC facilities

AMENITIES

- Town centre
- Period building
- Good natural light
- Fitted carpet
- Central heating via radiators
- Door entry system

TENURE

The premises are held by way of a ground lease for a term of 999 years from 1 May 2005 [Title K890282].

There is a ground rent payable at a rate of £200 per annum rising by £50 at the end of every 15 year period thereafter of the term.

GUIDE PRICE

£87,500 [EIGHTY SEVEN THOUSAND FIVE HUNDRED POUNDS]

VAT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are described as “Office and Premises” and has a Rateable Value of £3,550.

The small business non-domestic rating multiplier for 2024/2025 is 49.9 pence in the £.

Subject to satisfying certain criteria the Proposed Purchaser may qualify for small business rate relief.

Interested parties are strongly advised to make their own enquiries of the local rating authority.

SERVICE / ESTATE CHARGE

There is a service charge for cleaning and maintaining the common parts of the building including lighting, fire prevention, fire detection, the lift, heating and the structure of the building including building insurance.

We are advised that the annual service charge budget for 2024/2025 is £3,200 (subject to annual reconciliation).

LEGAL COSTS

Each party to pay their own costs save that the Proposed Purchaser will provide an undertaking to pay any abortive legal costs incurred by the Vendor.

VIEWING

Strictly by appointment through the sole agent  
**BRACKETTS – 01892 533733**  
Darrell Barber MRICS  
Mobile 07739 535468  
Email darrell@bracketts.co.uk

SUBJECT TO CONTRACT AND PROOF OF FUNDS.

04.02.25/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.



