

**FOR SALE
FREEHOLD
INVESTMENT OPPORTUNITY**



FOR SALE - INVESTMENT OPPORTUNITY - LANDMARK OFFICE BUILDING
Approx. 16,777 ft² [1,558.6 m²] with 58 parking spaces
Mount Pleasant House, Lonsdale Gardens, Tunbridge Wells TN1 1HJ

est. 1828
bracketts

FOR SALE

**INVESTMENT OPPORTUNITY
LANDMARK OFFICE BUILDING
WITH PARKING**

**PRODUCING £311,959.42 PER ANNUM
WITH POTENTIAL TO INCREASE
INCOME BY LETTING VACANT SUITES**

PRICE ON APPLICATION

**MOUNT PLEASANT HOUSE
LONSDALE GARDENS
TUNBRIDGE WELLS
KENT
TN1 1HJ**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

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

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 main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property occupies a prominent town centre position near both national retailers and the mainline station.

DESCRIPTION

A purpose built office building arranged over four floors, currently arranged as eight separate offices, with 58 undercroft parking spaces. Additional income also provided by way of telecom tenancies on the roof.

Amenities include:

- Ground Floor reception hall
- Air conditioning
- Passenger lift
- Balconies and outside terrace area (some suites)
- Double glazing
- Communal male and female WCs
- Changing/shower room

The building is under an Article 4 directive, preventing office to residential conversion under permitted development rights.

TENURE

Freehold subject to existing occupational leases.

GUIDE PRICE

Price on application.

TENANCY SCHEDULE

Floor	Ft ² (M ²)	Tenant	Lease Expires	Rent
First	1406 (130.6)	Vacant		£0
Second-2a	1003 (93.2)	Vacant		£0
Second-2b	1428 (132.7)	Vacant		£0
Second-2c 9 car spaces	2596 (241.2)	Howden Group Services Ltd.	13/02/2029 LL + T Act 1954 Excluded	£72,000 p.a.
Third 17 car spaces	5297 (492.1)	NLA Media Access Ltd.	25/12/2028 LL + T Act 1954 Excluded	£125,000 p.a.
Fourth-4a 4 car spaces	1003 (93.2)	BLP (Northern) Ltd	28/02/2027 LL + T Act 1954 Excluded	£25,625 p.a.
Fourth-4b	1448 (134.5)	Vacant		£0
Fourth-4c 8 car spaces	2596 (241.2)	Adaptive Business Group Ltd.	19/01/2028 LL + T Act 1954 Excluded	£56,250 p.a.
Roof - Mast 1	-	Telefonica O2 (UK) Ltd	19/09/2022	£12,140.81 p.a.
Roof - Mast 2	-	T-Mobile Broadband Network Ltd.	01/03/2026	£12,193.61 p.a.
Bin store 2	-	Ginday Group Ltd	Licence	£2,000 p.a.
Car park space	-	Ginday Group Ltd	Licence	£1,000 p.a.
2 car park spaces	-	BLP (Northern) Ltd	Licence	£2,000 p.a.
Car park space	-	Private Individual	Licence	£1,000 p.a.
3 car park spaces	-	Private Individual	Licence	£2,750 p.a.
				£311,959.42 p.a.

VAT

We are advised that VAT is applicable.

SERVICE CHARGE

Information available upon request.

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.

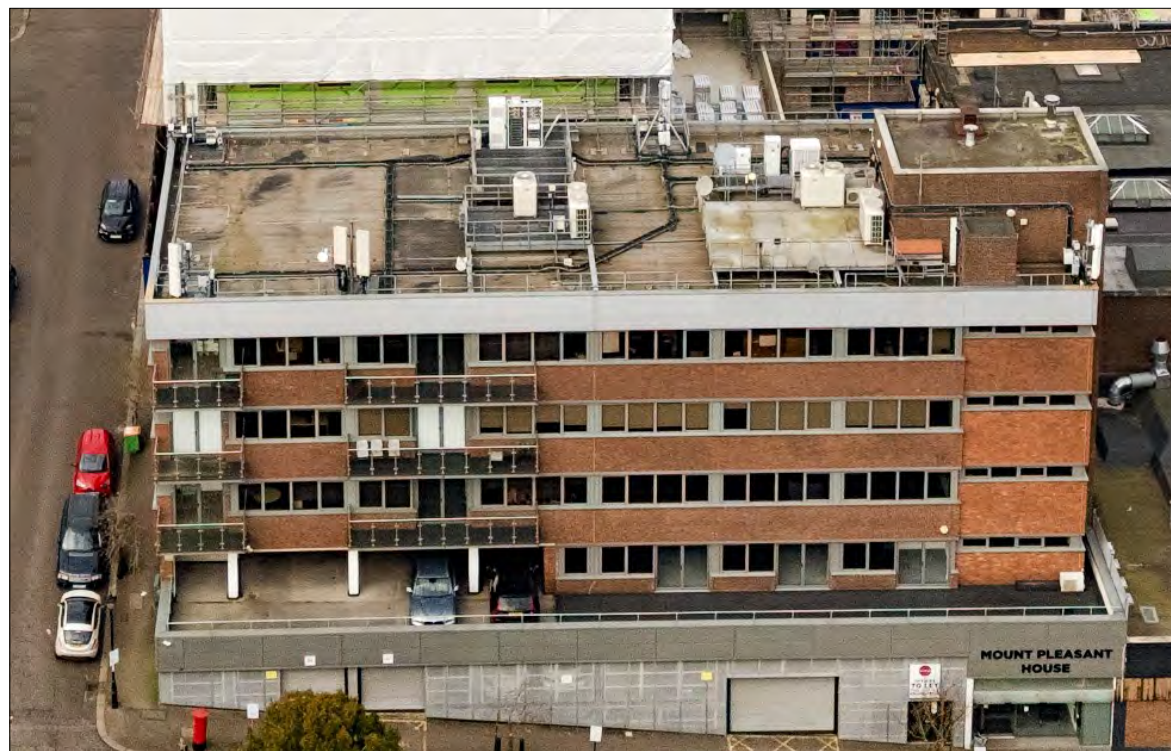
Subject to Contract and Proof of Funds.
28.04.25/DB

ACCOMMODATION

First Floor	GIA approx. 1,406 sq ft [130.6 m ²]
Second Floor (2a)	GIA approx. 1,003 sq ft [93.2 m ²]
Second Floor (2b)	GIA approx. 1,428 sq ft [132.7 m ²]
Second Floor (2c)	GIA approx. 2,596 sq ft [241.2 m ²]
Third Floor	GIA approx. 5,297 sq ft [492.1 m ²]
Fourth Floor (4a)	GIA approx. 1,003 sq ft [93.2 m ²]
Fourth Floor (4b)	GIA approx. 1,448 sq ft [134.5 m ²]
Fourth Floor (4c)	GIA approx. 2,596 sq ft [241.2 m ²]

58 car parking spaces

Roof top telecommunication masts and equipment



BUSINESS RATES

Please rely upon own enquiries of the Valuation Office Agency or local Rating Authority.

VIEWING

Strictly by prior appointment with the sole agent Bracketts.
Contact: Darrell Barber MRICS



Tel: 01892 559507
Mob: 07739 535468
Email: darrell@bracketts.co.uk



Energy performance certificate (EPC)		
Address: Mount Pleasant House, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	Energy rating: B	Valid until: 19 January 2034
Property type: Offices and Workshop Business units	Total floor area: 1,537 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 B.		
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: A+		

