

FOR SALE
FREEHOLD WITH VACANT POSSESSION
DEVELOPMENT POTENTIAL - STP



FOR SALE - FREEHOLD - Showroom Premises with Garage & Gated Yard / Parking
NIA Approx. 858ft² [79.7m] plus Garage of 268ft² [24.8m²]
57 High Brooms Road, Tunbridge Wells, Kent TN4 9BW

When experience counts...

est. 1828
bracketts

FOR SALE

FREEHOLD WITH VACANT POSSESSION

**SHOWROOM WITH GARAGE
& GATED YARD / PARKING**

GF: NIA APPROX. 427FT² [39.6M²]

FF: NIA APPROX. 431FT² [40.0M²]

GARAGE: GIA APPROX. 268FT² [24.8M²]

GUIDE PRICE: OFFERS IN EXCESS OF £300,000

**57 HIGH BROOMS ROAD
TUNBRIDGE WELLS**

**KENT
TN4 9BW**

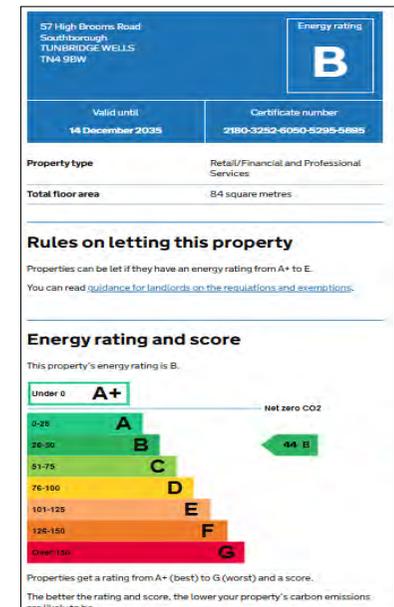


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Tel: (01732) 350503



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.

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).

The property is situated on the south side of High Rooms Road approximately 0.3 miles northwest of High Brooms station.

DESCRIPTION

Two storey showroom premises with garage and gated yard / parking to the rear. Our client believes that the property may have development potential subject to securing planning and any other statutory consents.

ACCOMMODATION

Ground Floor:

Main Sales / Office	NIA Approx. 325ft ² [30.1m ²]
Kitchen	NIA Approx. 90ft ² [8.3m ²]
Lobby / Store	NIA Approx. 12ft ² [1.1m ²]
WC	

Garage / Store	GIA Approx. 268ft ² [24.8m ²]
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Rear Yard / Parking	GEA Approx. 952ft ² [88.4m ²]
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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:

Front Office	NIA Approx. 319ft ² [29.6m ²]
Rear Stores	NIA Approx. 112ft ² [10.4m ²]

TENURE

Freehold with vacant possession [Title No. K738407].

GUIDE PRICE:

Offers in excess of £300,000 (THREE HUNDRED THOUSAND POUNDS)

VAT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the premises has a Rateable Value of £10,500.

Note - the VOA website indicates that the Rateable Value will increase to £12,750 from 1 April 2026.

Any interested applicant must rely upon its own enquiries of the local rating authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:

Bracketts

Tel: 01892 533733

Darrell Barber MRICS

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E: darrell@bracketts.co.uk



SUBJECT TO CONTRACT AND PROOF OF FUNDS.

09.03.26.DB

