

FOR SALE



FOR SALE - Freehold Mixed Use Investment Opportunity  
Producing £7,200 per annum  
125 Camden Road, Tunbridge Wells, Kent TN1 2QY

When experience counts...

est. 1828  
**bracketts**

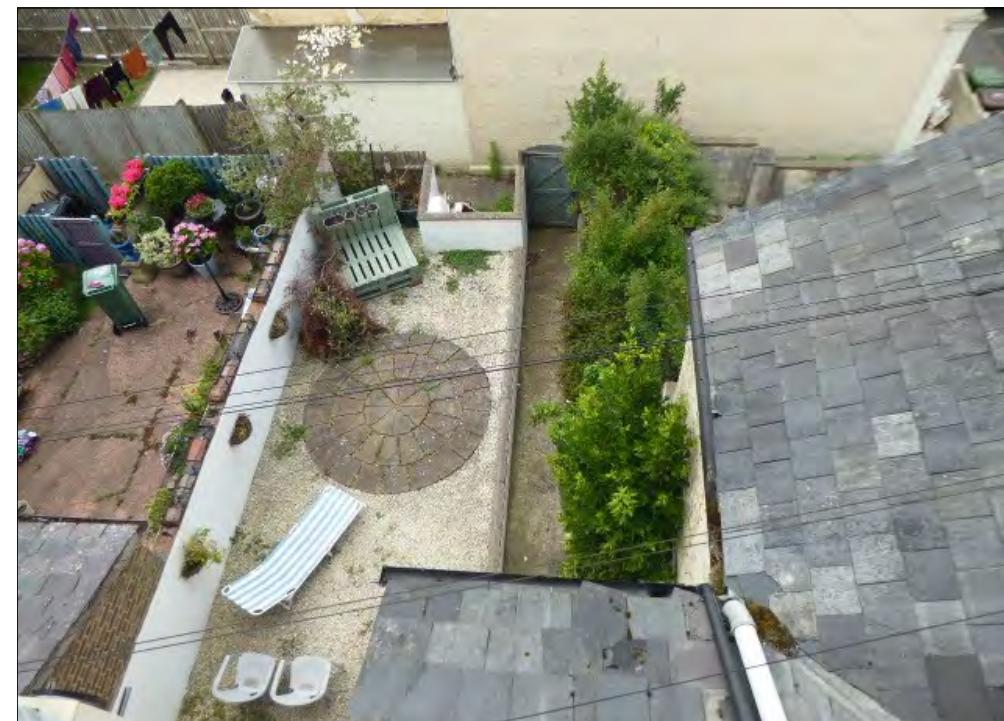
**FOR SALE - FREEHOLD  
MIXED USE OPPORTUNITY  
PRODUCING £7,200 PER ANNUM**

**GUIDE PRICE £80,000**

**125 CAMDEN ROAD  
TUNBRIDGE WELLS  
KENT  
TN1 2QY**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU  
Tel: (01892) 533733  
E-mail: tunbridgewells@bracketts.co.uk  
[www.bracketts.co.uk](http://www.bracketts.co.uk)  
Also at 132 High Street, Tonbridge, Kent  
Tel: (01732) 350503



## 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. There is a main line station situated on Mount Pleasant Road with an average journey time of approx. 1 hour to the capital.

The property is situated on the northern side of Camden Road approximately 300 metres from the Royal Victoria Place shopping centre and 60 metres from the Beech Street Car Park. Camden Road provides a unique retail and leisure environment favoured by specialist and independent retailers together with a wide spectrum of residential dwellings.

## DESCRIPTION

Mid terrace, town centre property comprising ground floor shop with two self contained flats above and a garden flat below.

## ACCOMMODATION

### Ground Floor (Commercial):

Retail sales: NIA approx. 299ft<sup>2</sup> [27.7m<sup>2</sup>]  
Teapoint: NIA approx. 27ft<sup>2</sup> [2.5m<sup>2</sup>]  
WC

### Residential:

Garden Flat and garden - not inspected or measured  
First Floor Flat - not inspected or measured  
Second Floor Flat - not inspected or measured

### 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.

## TENURE

Freehold [Title K100533] subject to occupational lease of the ground floor commercial premises and the existing ground leases of the garden flat [Title TT143030], the first floor floor flat [Title TT10940] and the second floor flat [Title K942043].

The ground floor commercial premises are let to a private individual for a term expiring 9 August 2028 at a passing rent of £7,200 per annum. The landlord for the time being may terminate the lease upon not less than four months notice in the circumstances that they wish to occupy the premises themselves or by an associated company or a director of the landlord.

The provisions of Sections 24-28 inclusive of the Landlord & Tenant Act 1954 are excluded.

The garden flat is let for a term of 189 years from 01.01.2004 at a rent of one peppercorn per annum.

The first floor flat is let for a term of 125 years from 25.12.2012 at a rent of one peppercorn per annum.

The second floor flat is let for a term of 99 years from 01.06.2008 (82 years unexpired) at a rent of one peppercorn per annum.

## GUIDE PRICE

**£80,000 [EIGHTY THOUSAND POUNDS]**

## VAT

We are advised that VAT is not applicable.

## BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the commercial element is described as 'shop and premises' and has a Rateable Value of £5,600.

Further enquiries indicate that the flats fall within Band B for Council Tax. Any interested parties are strongly advised to verify this information with the Local Rating Authority.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment through the sole agents **Bracketts – 01892 533733**.  
Contact: Darrell Barber MRICS  
Mobile: 07739 535468  
Email: darrell@bracketts.co.uk

Note - the property is sold subject to any rights of way / access that may exist.

Subject to contract and proof of funds

13.01.26/DB

**Energy performance certificate (EPC)**

100 Camden Road ROYAL TUNBRIDGE WELLS TN1 2QZ	Energy rating <b>C</b>	Valid until 28 October 2021
2001-0200-0006-0005-0221		
Property type A1/A2 Retail and Financial/Professional services	Total floor area 38 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**  
Properties get a rating from A+ (best) to G (worst) and a score.  
This property's energy rating is C.  
The better the rating and score, the lower your property's carbon emissions are likely to be.



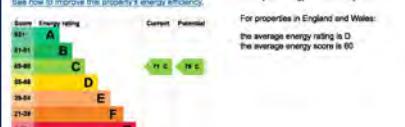
**How this property compares to others**  
Properties similar to this one could have ratings:  
If newly built: 85 E  
If typical of the existing stock: 65 C

**Energy performance certificate (EPC)**

Flat 1 125 Camden Road Tunbridge Wells TN1 2QY	Energy rating <b>C</b>	Valid until 21 March 2022
Reference number: 2001-0200-0006-0200-0221		
Property type Mid-floor flat	Total floor area 37 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 (here [www.gov.uk/government/consultations/energy-efficiency-standard-letting-exemptions](https://www.gov.uk/government/consultations/energy-efficiency-standard-letting-exemptions)).

**Energy rating and score**  
The graph shows this property's current and potential energy rating.  
This property's energy rating is C. It has the potential to be C.  
See how to improve this property's energy efficiency.



**For properties in England and Wales:**  
the average energy rating is D  
the average energy score is 60

**Energy performance certificate (EPC)**

Ground Floor Flat 125 Camden Road Tunbridge Wells TN1 2QY	Energy rating <b>D</b>	Valid until 19 April 2023
Reference number: 2001-0200-0006-0201-0224		
Property type Ground-floor flat	Total floor area 40 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 (here [www.gov.uk/government/consultations/energy-efficiency-standard-letting-exemptions](https://www.gov.uk/government/consultations/energy-efficiency-standard-letting-exemptions)).

**Energy rating and score**  
The graph shows this property's current and potential energy rating.  
This property's energy rating is D. It has the potential to be B.  
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

**Energy performance certificate (EPC)**

TOP FLOOR FLAT 125 CAMDEN ROAD TUNBRIDGE WELLS TN1 2QY	Energy rating <b>E</b>	Valid until 28 February 2024
Reference number: 2001-0200-0006-0201-0225		
Property type Top-floor flat	Total floor area 32 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 (here [www.gov.uk/government/consultations/energy-efficiency-standard-letting-exemptions](https://www.gov.uk/government/consultations/energy-efficiency-standard-letting-exemptions)).

**Energy rating and score**  
The graph shows this property's current and potential energy rating.  
This property's energy rating is E. It has the potential to be D.  
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

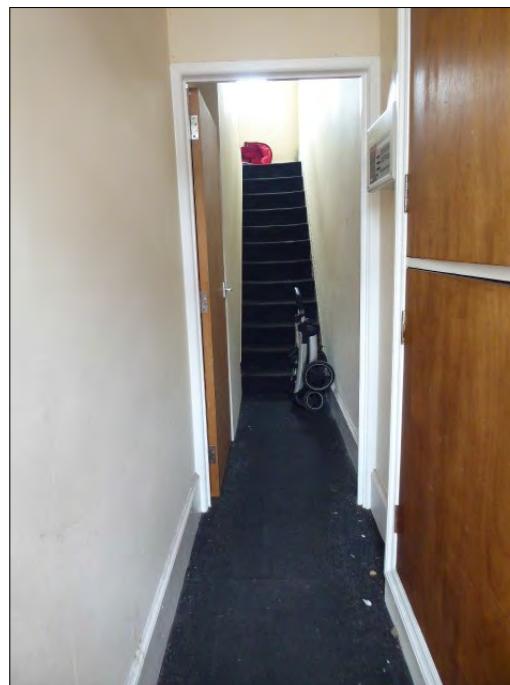
**Commercial**



**Flat 1**



**Garden Flat**



**Top Floor Flat**



