

FOR
SALE
INVESTMENT



FOR SALE - FREEHOLD - Mixed Use Investment Opportunity
Royal Tunbridge Wells - Passing Rent £36,500 PA
64 Mount Pleasant Road & Flats 1, 2 & 3, 64 Mount Pleasant Avenue

When experience counts...

est. 1828
bracketts

FREEHOLD FOR SALE

**A RARE OPPORTUNITY TO ACQUIRE A
SUBSTANTIAL MIXED-USE INVESTMENT
IN ROYAL TUNBRIDGE WELLS**

**64 Mount Pleasant Road
&
Flats 1, 2 & 3, 64 Mount Pleasant Avenue
Tunbridge Wells
Kent**

**PASSING RENT
£36,500 PER ANNUM**

GUIDE PRICE £1,300,000



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SUBJECT TO CONTRACT & PROOF OF FUNDS



64 Mount Pleasant Road



64 Mount Pleasant Avenue

LOCATION / SITUATION

Royal 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.

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 eastern side of Mount Pleasant Road at its junction with Mount Pleasant Avenue. Nearby occupiers include Wagamama, Jones Bootmaker, Esquires, Jigsaw and Jo Jo Maman Bebe.

DESCRIPTION

An imposing mixed-use, multi let investment property in the centre of Royal Tunbridge Wells.

The property comprises prominent retail premises trading under the Closs & Hamblin fascia with three centrally heated residential dwellings above. All three flats are vacant.

TENURE

Freehold (Title K182291] subject to ground lease and occupational lease of the commercial element and the three ground leases of the flats above.

TENANCY SCHEDULE

Address	Type	Tenant	Lease / Tenancy	Passing Rent
64 Mount Pleasant Road (Ground floor & basement)	Comm	Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41723] subject to lease: C & H Tunbridge Wells Limited (Co. no. 13820247) Guarantor : C & H Fabrics Limited (co. no. 00274554)	Lease for a term of 10 years from 11 February 2022 incorporating a rent review at 5th anniversary and a Tenant break at 3rd and 5th anniversaries. Schedule of Condition and service charge cap. Rental Deposit of £9,125.	£36,500 per annum payable quarterly in advance
Flat 1 64 Mount Pleasant Avenue	Res	Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41724] subject to vacant possession	VACANT	£0
Flat 2 64 Mount Pleasant Avenue	Res	Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41725] subject to existing AST to private individuals	VACANT	£0
Flat 3 64 Mount Pleasant Avenue	Res	Ground lease for a term of 999 years from 14.09.2015 at a rent of a peppercorn [TT41726] subject to existing AST to private individuals	VACANT	£0

GUIDE PRICE

£1,300,000 [ONE MILLION, THREE HUNDRED THOUSAND POUNDS] - we anticipate that there will be a number of contracts and that values will be allocated accordingly.

VAT

We are advised that VAT is not applicable

VIEWING

Strictly by prior appointment
Contact: Darrell Barber MRICS
Tel: 01892 559507 Mob: 07739535468
Email: darrell@bracketts.co.uk

Or via our joint agent Durlings
Tel: 01892 552500
Email: Rupert@durlings.co.uk

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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.

ACCOMMODATION

64 Mount Pleasant Road

Ground Floor	NIA approx. 935sq ft [86.8m ²]
Lower Ground Floor	NIA approx. 592sq ft [54.9m ²]

Flat 1, 64 Mount Pleasant Avenue (First Floor)

Living / Kitchen / Dining	21'1" max x 15'1" max
Bathroom	8'1" max x 5'9" max
Boiler room	3'3" max x 3'5" max
Bedroom	11'7" max x 11'4" max
Bedroom	13'6" max x 11'11" max

Flat 2, 64 Mount Pleasant Avenue (Second Floor)

Living / Kitchen / Dining	21'2" max x 15'3" max
Bathroom	7'7" max x 5'7" max
WC / Boiler room	5'8" max x 2'8" max
Bedroom	12'5" max x 9'7" max
Bedroom	15'4" max x 10'6" max
Storage above stairwell	not measured

Flat 3, 64 Mount Pleasant Avenue (Duplex - Third & Fourth Floors)

Third Floor:

Living	21'2" max x 15'2" max
Bathroom	8'0" max x 6'0" max
Store	5'9" max x 2'8" max
Kitchen	12'3" max x 9'11" max
Bedroom	15'5" max x 11'2" max

Fourth Floor:

Bedroom	12'7" max x 9'4" max (inc. area with hh <1.5m)
Shower room	13'10" max x 5'5" max



Entrance to flats



64 Mount Pleasant Road—Basement



64 Mount Pleasant Road—Raised Ground Floor



64 Mount Pleasant Road—Ground Floor



64 Mount Pleasant Road—Basement



64 MPR / MPA

Energy performance certificate (EPC)

As the current energy rating is D, the property is not eligible for a Green Deal loan.

Energy rating: **D**

Valid until: 30 December 2021

Certificate number: 080-080-080-080-080

Property type: A1A2 Retail and Financial/Professional services

Total floor area: 202 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.

Best: A+

Good: A

Decent: B

Below average: C

Average: D

Below average: E

Worst: F

Current: D

Target: D

Properties are also given a score. The larger the number, the more efficient the property is likely to be.

Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

How this property compares to others

Properties are given a score. The larger the number, the more efficient the property is likely to be.

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Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

Energy performance certificate (EPC)

As the current energy rating is E, the property is not eligible for a Green Deal loan.

Energy rating: **E**

Valid until: 17 June 2022

Certificate number: 080-080-080-080-080

Property type: Mid-floor flat

Total floor area: 73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

Best: A+

Good: A

Decent: B

Below average: C

Average: D

Below average: E

Worst: F

Current: E

Target: C

Properties are also given a score. The larger the number, the more efficient the property is likely to be.

Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

How this property compares to others

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If newly built: **20-25**

If typical of the building stock: **20-25**

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Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

Energy performance certificate (EPC)

As the current energy rating is C, the property is not eligible for a Green Deal loan.

Energy rating: **C**

Valid until: 18 August 2021

Certificate number: 080-080-080-080-080

Property type: Mid-floor flat

Total floor area: 69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

Best: A+

Good: A

Decent: B

Below average: C

Average: D

Below average: E

Worst: F

Current: C

Target: B

Properties are also given a score. The larger the number, the more efficient the property is likely to be.

Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

How this property compares to others

Properties are given a score. The larger the number, the more efficient the property is likely to be.

Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

Properties are also given a score. The larger the number, the more efficient the property is likely to be.

Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

Energy performance certificate (EPC)

As the current energy rating is C, the property is not eligible for a Green Deal loan.

Energy rating: **C**

Valid until: 28 September 2021

Certificate number: 080-080-080-080-080

Property type: Mid-floor flat

Total floor area: 58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

Best: A+

Good: A

Decent: B

Below average: C

Average: D

Below average: E

Worst: F

Current: C

Target: B

Properties are also given a score. The larger the number, the more efficient the property is likely to be.

Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

How this property compares to others

Properties are given a score. The larger the number, the more efficient the property is likely to be.

Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

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Properties similar to this one could have ratings: **20-25**

If newly built: **20-25**

If typical of the building stock: **20-25**

COMMERCIAL

FLAT 1

FLAT 2

FLAT 3

FLAT 3

FLAT 1

FLAT 3

FLAT 2



Flat 2—Library photograph



Flat 2—Library photograph



Flat 3—Library photograph



Flat 3—Library photograph