

FOR SALE



FOR SALE - FREEHOLD OPPORTUNITY

Vacant commercial premises with ground leasehold Maisonette above
82 London Road, Southborough, Tunbridge Wells, Kent TN4 0PP

When experience counts...

est. 1828
bracketts

FOR SALE - FREEHOLD

**VACANT COMMERCIAL PREMISES
WITH GROUND LEASEHOLD
MAISONETTE ABOVE**

GUIDE PRICE £175,000

**82 LONDON ROAD
SOUTHBOROUGH
TUNBRIDGE WELLS
KENT
TN4 0PP**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

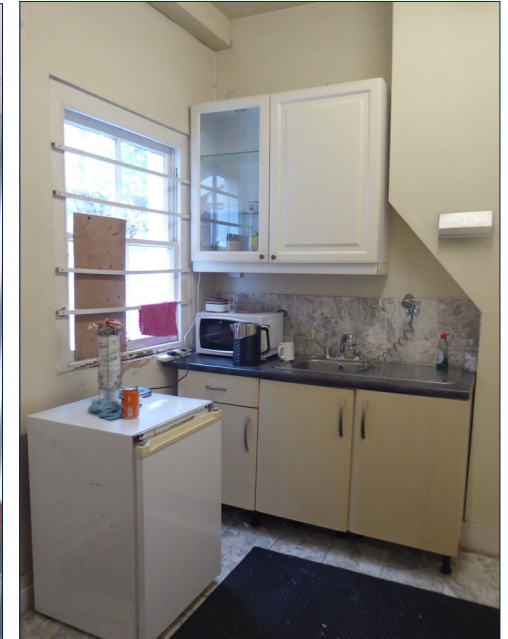
Tel: (01892) 533733

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.

Southborough is a town and civil parish in the borough of Tunbridge Wells situated approximately 2.5 miles north of Tunbridge Wells and 3 miles south of Tonbridge

The property enjoys a prominent trading position on the western side of the A26 London Road which links Tunbridge Wells and Tonbridge.

DESCRIPTION

A semi-detached property comprising commercial premises on the ground and raised ground floors with a self-contained ground leasehold maisonette above. The commercial element was most recently used as a gentleman's barber shop.

ACCOMMODATION

Ground Floor:		
Retail Sales	NIA Approx.	302ft ² [28.0m ²]
Raised Ground Floor:		
Consulting rooms	NIA Approx.	220ft ² [20.4m ²]*
Rear office	NIA Approx.	134ft ² [12.4m ²]
Kitchen	NIA Approx.	77ft ² [7.1m ²]
Store	NIA Approx.	18ft ² [1.6m ²]
WC		
External Store	NIA Approx.	14ft ² [1.3m ²]
Total	NIA Approx.	765ft² [71.0m²]

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.

Maisonette (82A London Road)

Not inspected or measured.

TENURE

Freehold [Title K523522] with vacant possession of the commercial premises and subject to the existing ground lease of the maisonette above. The maisonette is let for a term of 159 years from 23 June 2017 at an annual ground rent of a peppercorn [Title TT70886].

GUIDE PRICE

£175,000 [ONE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS]

VAT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the commercial element has a Rateable Value of £8,900 and the maisonette is in Band B For Council Tax.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £.

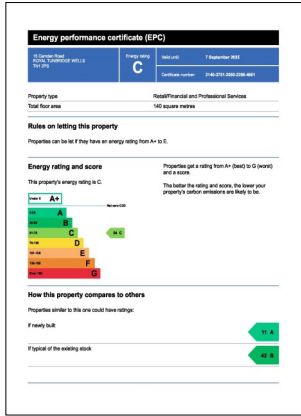
Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

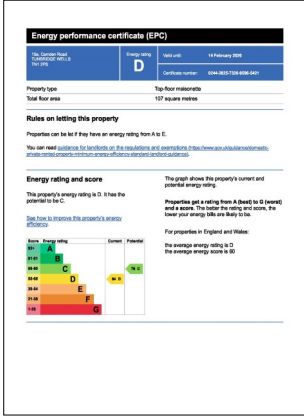
Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:
Bracketts
Tel: 01892 533733
Darrell Barber MRICS
M: 07739 535468
E: darrell@bracketts.co.uk



Commercial



Residential

* historic configuration

SUBJECT TO VACANT POSSESSION OF THE COMMERCIAL ELEMENT

SUBJECT TO CONTRACT AND PROOF OF FUNDS

