

FOR SALE
Business Unaffected



FOR SALE - Freehold Mixed Use Investment Opportunity
Producing £20,050 per annum
32 Monson Road, Tunbridge Wells, Kent TN1 1LU

When experience counts... **bracketts** est. 1828

**FOR SALE
(BUSINESS UNAFFECTED)**

**MIXED USE INVESTMENT
OPPORTUNITY
PRODUCING £20,050 PER ANNUM**

GUIDE PRICE £240,000

**32 MONSON ROAD
TUNBRIDGE WELLS**

**KENT
TNI ILU**

bracketts est. 1828

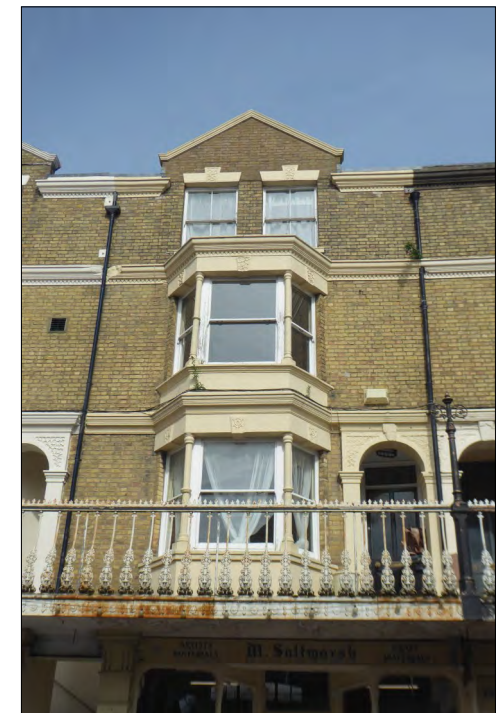
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Tel: (01732) 350503



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 Monson Road which forms a link between Mount Pleasant Road and Calverley Road. Nearby retailers include Go Outdoors, Headmasters, Lakeland and COOK together with a mix of local and independent operators.

DESCRIPTION

A Grade II listed, mid terrace, town centre property comprising retail premises on the ground and lower ground floors with a three storey ground leasehold dwelling above. The retail premises trade under the M Saltmarsh fascia and specialise in the supply of artists' materials.

ACCOMMODATION

Ground Floor (Commercial)

Retail sales: NIA approx. 490ft² [45.5m²]

Lower Ground Floor (Commercial)

Stores: NIA approx. 485ft² [45.0m²]

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.

Residential (32 Monson Colonnade)

Three storey dwelling: Not inspected or measured

TENURE

Freehold (Title K762223) subject to the existing occupational lease of the ground and lower ground floors and the existing ground lease of the residential dwelling above.

The ground floor commercial premises are let to a private individual for a term expiring 8 September 2031 at a passing rent of £20,000 per annum. The lease incorporates a rent review at 31 March 2030 and a Tenant break option at 16 January 2026 (not activated).

The residential dwelling is let by way of a ground lease for a term of 999 years from 29 September 1995 at a rent of £50 per annum.

GUIDE PRICE

£240,000 (TWO HUNDRED AND FORTY THOUSAND POUNDS).

We are advised that VAT is not applicable.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the commercial element is assessed jointly with the adjoining property (no.30) and the combined premises has a Rateable Value of £30,500 from 1 April 2026.

Enquiries indicate that the dwelling above (32 Monson Colonnade) falls within Band D for Council Tax.

Any interest 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



Commercial



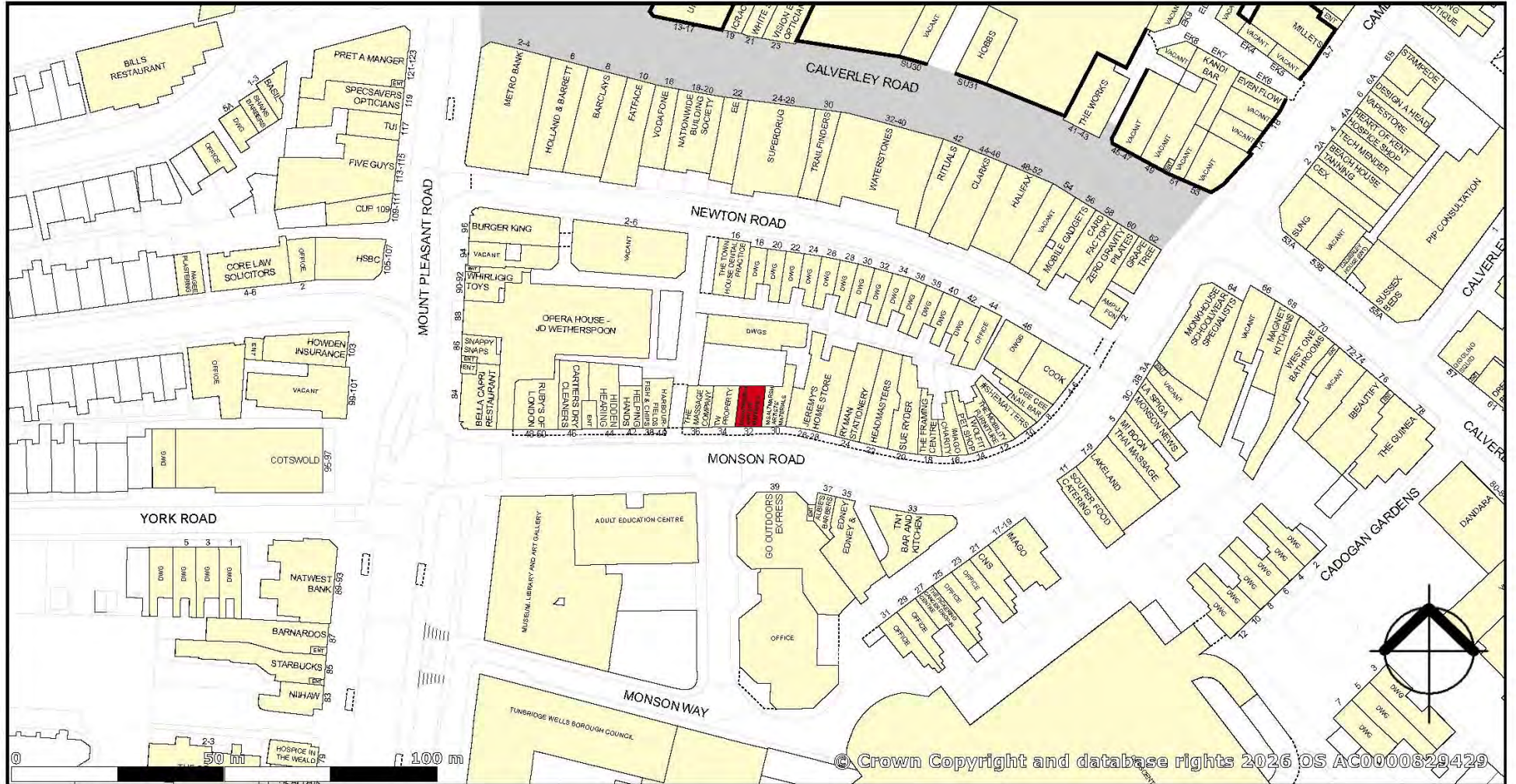
Residential

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

Note - the business also operates from the adjoining property (no.30) and there are openings on both levels between the two properties.

Subject to contract, AML due diligence and proof of funds. 02.04.26/DB

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Plotted Scale - 1:1,250
Red shading indicative only

