

**FOR SALE**  
**RARE OPPORTUNITY**



Town Centre Investment Opportunity With Prior Approval For 6 Dwellings  
Producing £70,000 Per Annum - NIA Approx. 7,131ft<sup>2</sup> (662.4m<sup>2</sup>)  
64 Calverley Road, Tunbridge Wells, Kent TN1 2UG

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



## 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 central London (approximately 60 minutes).

The property occupies a prominent corner trading position at the junction of the non-pedestrianised section of Calverley Road and Monson Road, and just a short distance from the Camden Road entrance of the Royal Victoria Place Shopping Centre.

Nearby occupiers include Cook, Lakeland, Headmasters, Clarks, Waterstones, Superdrug, Halifax, M&S, Grape Tree and Sussex Beds together with a mix of local and independent operators.

## DESCRIPTION

An attractive landmark building arranged over three floors with retail accommodation on the ground and first floors and ancillary offices / staff / stores on the second floor. The main frontage and entrance is on Monson Road, but the property enjoys a significant return frontage to Calverley Road.

## ACCOMMODATION

Ground Floor	Approx. 2,816ft <sup>2</sup> (261.61m <sup>2</sup> )
First Floor	Approx. 2,479ft <sup>2</sup> (230.30m <sup>2</sup> )
Second Floor	Approx. 1,836ft <sup>2</sup> (170.57m <sup>2</sup> )

**TOTAL NIA**    **Approx. 7,131ft<sup>2</sup> (662.4m<sup>2</sup>)**

### 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.

## PLANNING

The property benefits from Prior Notification for the conversion of first and second floors to 6 dwellinghouses - Refer App Ref 26/00547/PNEC

Enquiries indicate that the property is not listed but lies within the Tunbridge Wells Conservation Area.

## TENURE

Freehold (Title K304839) subject to the existing occupational lease.

The property is let to S.Simmonds & Son Limited (Company No. 01063675) for a term of five years from 24 January 2023 at a rent of £70,000 per annum. The Tenants repairing liability is limited by reference to a photographic schedule of condition. Tenant Break Option at 24 January 2026.

A copy of the lease is available upon request.

Our client believes there maybe potential to open discussions with the Tenant regarding a possible re-gear of the lease.

## GUIDE PRICE

**£975,000 (NINE HUNDRED & 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 property is described as Shop & Premises and has a Rateable Value of £80,500.

The standard non-domestic business rates multiplier for 2026/2027 is 48.0 pence in the £.

Any applicants are strongly advised to make their own enquiries of the local rating authority to verify this information.

## LEGAL COSTS

Each party to pay own costs.

## VIEWING

Strictly by prior appointment with the

sole agent: **Bracketts**

Darrell Barber MRICS

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SUBJECT TO CONTRACT, PROOF OF FUNDS AND COMPLETION OF AML DUE DILIGENCE / WITHOUT PREJUDICE TO EXISTING LEASE  
07.07.26.DB



Ground Floor



Ground Floor



Ground Floor



First Floor



Second Floor



First Floor



Second Floor



Second Floor



Second Floor

