

**FOR SALE**  
**DEVELOPMENT POTENTIAL (STP)**



**FOR SALE - Freehold Office with Development Potential (STP)**  
**Total NIA Approx. 1,286ft<sup>2</sup> [119.4m<sup>2</sup>]**  
**160 St. James' Road, Tunbridge Wells, Kent TN1 2HE**

*When experience counts...*

est. 1828  
**bracketts**

**FOR SALE**  
**FREEHOLD OFFICE**  
**WITH DEVELOPMENT POTENTIAL (STP)**

**GF NIA APPROX. 421FT<sup>2</sup> [39.1M<sup>2</sup>]**  
**FF NIA APPROX. 422FT<sup>2</sup> [39.2M<sup>2</sup>]**  
**LGF NIA APPROX. 443FT<sup>2</sup> [41.1M<sup>2</sup>]**

**GUIDE PRICE £400,000**

**160 ST JAMES' ROAD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TNI 2HE**



**27/29 High Street**  
**Tunbridge Wells**  
**Kent**  
**TNI 1UU**

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**[www.bracketts.co.uk](http://www.bracketts.co.uk)**

**Also at 132 High Street, Tonbridge, Kent**

**Tel: (01732) 350503**



Energy performance certificate (EPC)		
160 St James Road ROYAL TUNBRIDGE WELLS TN1 2HE	Energy rating <b>E</b>	Valid until: 22 June 2028 Certificate number: 2081-3486-1050-1801-8088
Property type	Offices and Workshop Businesses	
Total floor area	164 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is E.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built		
If typical of the existing stock		

## 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 the Capital (journey time of approximately 60 minutes).

The property is situated at the southern end of St James' Road approximately 1 mile north of the town centre and approximately 0.9 miles south of High Brooms Station.

## DESCRIPTION

Prominent office building arranged over 3 floors. The property benefits from gas fired central heating. Our client believes the property may have development potential (subject to planning, etc).

## ACCOMMODATION

### Ground Floor:

Reception and entrance hall leading to:  
3 Offices totalling NIA Approx. 421ft<sup>2</sup> [39.1m<sup>2</sup>]

### First Floor:

3 Offices totalling NIA Approx. 422ft<sup>2</sup> [39.2m<sup>2</sup>]  
WC

### Lower Ground Floor:

4 Rooms totalling NIA Approx. 386ft<sup>2</sup> [35.8m<sup>2</sup>]  
Kitchen NIA Approx. 44ft<sup>2</sup> [4.1m<sup>2</sup>]  
External store NIA Approx. 13ft<sup>2</sup> [1.2m<sup>2</sup>]  
WC

**Total NIA Approx. 1,286ft<sup>2</sup> [119.4m<sup>2</sup>]**

## TENURE

Freehold [Title K266221] with vacant possession.

## GUIDE PRICE

£400,000

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

## BUSINESS RATES

Enquiries of the VOA indicate that the premises are currently listed as and Office and Premises with a Rateable Value of £13,000.

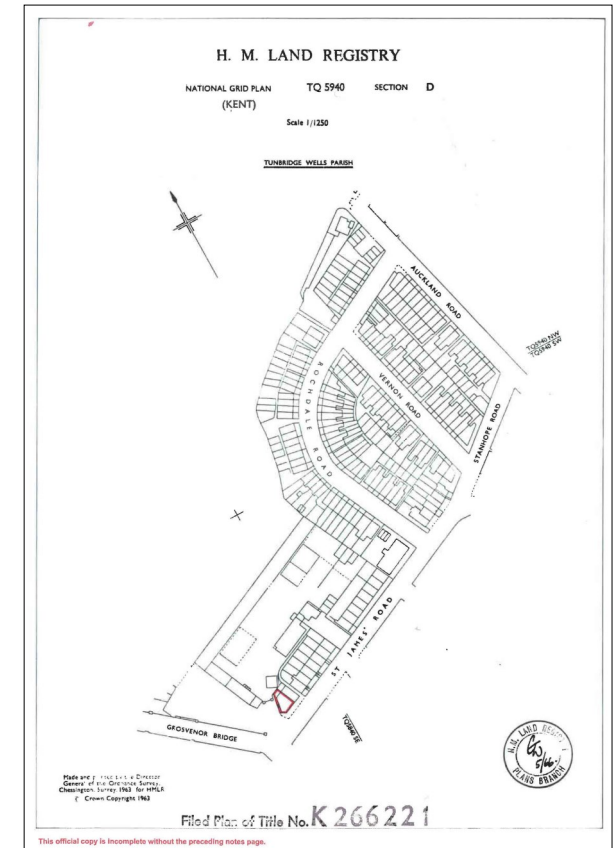
The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**  
Darrell Barber MRICS  
M: 07739 535468  
E: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



**SUBJECT TO CONTRACT, VACANT POSSESSION  
AND PROOF OF FUNDS.**

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### Important Notice:

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