

FOR SALE



FOR SALE - Freehold Office with Development Potential (STP)
Total GIA Approx. 1,208ft² [112.2m²]
Browning House, Draper Street, Tunbridge Wells, Kent TN4 0PG

When experience counts...

est. 1828
bracketts

FOR SALE
FREEHOLD OFFICE
WITH DEVELOPMENT POTENTIAL (STP)

GF GIA APPROX. 601FT² [55.8M²]

FF GIA APPROX. 607FT² [56.4M²]

GUIDE PRICE £270,000

BROWNING HOUSE
DRAPER STREET
TUNBRIDGE WELLS
KENT
TN4 0PG



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

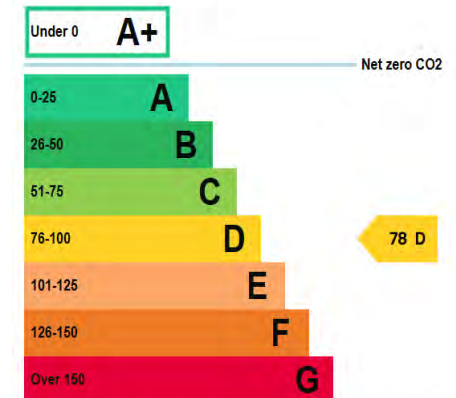
www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



Energy rating and score

This property's energy rating is D.



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.

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).

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

The property is situated on the western side of Draper Street approximately 30 metres from its junction with Pennington Road and close to the Pennington Grounds car park.

DESCRIPTION

Two storey office building with integrated garage / store. The property benefits from a roller shutter door, electric heating, shower room, UPVC double glazing, door entry system 2no. Kitchens, air conditioning (in main office on first floor only) and a wc.

Our client believes the property may suit other uses and may have development potential (subject to securing planning and any other statutory consents that may be required).

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

Ground Floor:

Garage / Store
GIA Approx. 232ft² [21.5m²]

Entrance Hall / Kitchen / Shower Room & WC
GIA Approx. 369ft² [34.2m²]

First Floor:

Main Office / WC / Kitchen
GIA Approx. 607ft² [56.3m²]

Total GIA Approx. 1,208ft² [112.2m²]

TENURE

Freehold [Title K595751] with vacant possession.

GUIDE PRICE

£270,000 [TWO HUNDRED AND SEVENTY THOUSAND POUNDS]

VAT

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 an Office and Premises and has a Rateable Value of £8,300.

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



SUBJECT TO CONTRACT, VACANT POSSESSION AND PROOF OF FUNDS.

04.11.25/DB





Ground Floor



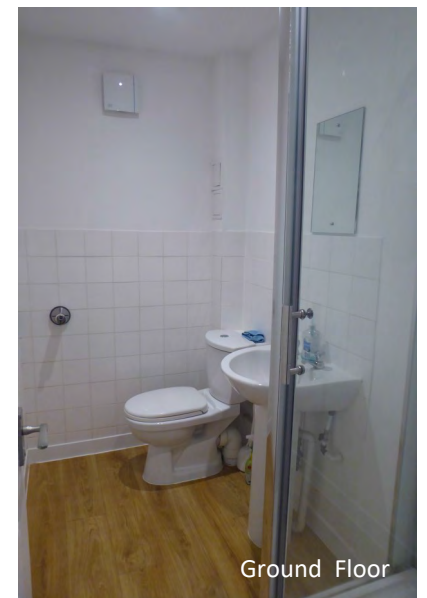
First Floor



First Floor



Ground Floor



Ground Floor