

FOR SALE
FREEHOLD INVESTMENT



FOR SALE

Multi-let investment producing £41,250 pax

2, 4 & 4A Goods Station Road, Tunbridge Wells TN1 2BJ

When experience counts...

est. 1828
bracketts

FOR SALE

MULTI-LET INVESTMENT

ROYAL TUNBRIDGE WELLS

**TOTAL INCOME
£41,250 PER ANNUM EXCLUSIVE**

GUIDE PRICE £520,000

2, 4 & 4A GOODS STATION ROAD

TUNBRIDGE WELLS

KENT

TN1 2BJ



27/29 High Street, Tunbridge Wells

Kent TN1 1UU

Tel: (01892) 533733

E-mail: darrell@bracketts.co.uk

SUBJECT TO CONTRACT & PROOF OF FUNDS



LOCATION / SITUATION

Royal 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 southern side of Goods Station Road just a few metres from its junction with Grosvenor Road. Nearby occupiers include Nandos, KFC, Betfred, Clearwell Mobility, Santander, Subway and mix of local operators. Fiveways, Calverley Road and the main entrance to the Royal Victoria Place shopping Centre are approximately 100 metres to the south.

DESCRIPTION

A compact retail parade in the centre of Royal Tunbridge Wells. The property comprises three units currently operating as an opticians, hair salon and taxi office.

TENURE

Freehold [Titles K267969, K246919 & K611812] subject to existing occupational leases.

BUSINESS RATES

Enquiries of the VOA website indicate the following Rateable Values:

- 2 Goods Station Road (Shop and Premises) - £17,250
- 4 Goods Station Road (Shop and Premises) - £12,750
- 4a Goods Station Road (Shop and Premises) - £5,800

Any applicant must rely upon own enquiries.

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.

TENANCY SCHEDULE

Address	Type	Tenant	Lease	Passing Rent
2 Goods Station Road	Comm	Leightons Holdings Limited Company No. 00889226	10 years from 5th February 2018 with a rent review at 05.02.2021 and every 3rd anniversary thereafter. Tenant break 04.02.2021. Tenants repairing obligations limited by reference to Schedule of Condition.	£19,500 pa
4 Goods Station Road	Comm	Private individuals	3 years from 18 December 2024. Lease contracted out of LL&T Act 1954.	£13,750 pa
4a Goods Station Road	Comm	TW Express Cars Limited Company No. 08750152	10 years from 16th February 2025 with rent review at 15.02.2030. Tenant Break 04.04.2030. Lease contracted out of LL&T Act 1954.	£8,000 pa
				TOTAL INCOME £41,250 PA

COVENANT

Enquiries of Companies House indicate that Leightons Holdings Limited is a Private Limited Company incorporated in October 1966. The Annual Report and Consolidated Financial Statements for the year ended 31 December 2024 state the principal activity of the Group was that of retail opticians and audiology services and record a turnover of £57.8m

GUIDE PRICE

The Executors of two separate Estates own the shares in these properties, both wish to sell to assist with the Administration steps. The Executors have been advised to sell at £520,000 and will accept an offer in that region.

VAT

We are advised that VAT is not applicable.

VIEWING

Strictly by prior appointment with the sole agent Bracketts
Contact: Darrell Barber MRICS
Tel: 01892 559507
Mob: 07739 535468
Email: darrell@bracketts.co.uk



Business unaffected/without prejudice to existing lease.

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

28.09.26/DB

ACCOMMODATION

2 Goods Station Road (T/A Leightons Opticians & Hearing Care)

Ground Floor:

Sales NIA approx. 490 sq ft [45.5m²]

First Floor:

Consulting rooms NIA approx. 726 sq ft [67.4m²]
WC x 2

Second Floor:

Staff / Stores NIA approx. 292 sq ft [27.1m²]

4 Goods Station Road (T/A Flow Salon)

Ground Floor:

Sales NIA approx. 413 sq ft [38.3m²]
Kitchen NIA approx. 90 sq ft [8.3m²]
WC

4A Goods Station Road (T/A Express Cars)

Ground Floor:

Sales Office NIA approx. 173 sq ft [16.0m²]

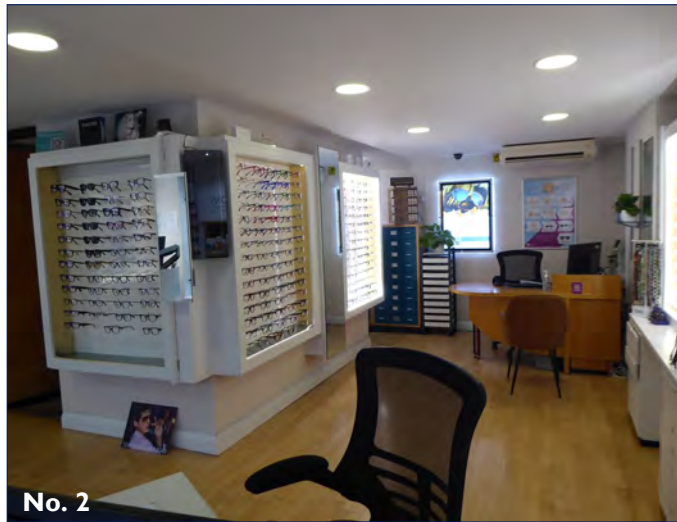
First Floor:

Stores NIA approx. 36 sq ft [3.3m²]
WC





No. 2



No. 2



No. 4



No. 4a



No. 4a

Energy performance certificate (EPC)	
Property type	Retail and Professional Service
Property class	B
Energy rating	A+
Rules on letting this property	Properties can be let if they have an energy rating from A to G.
Energy rating and score	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the more your property's carbon emissions are likely to be.

Energy performance certificate (EPC)	
Property type	Retail and Professional Service
Property class	D
Energy rating	D
Rules on letting this property	Properties can be let if they have an energy rating from A to G.
Energy rating and score	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the more your property's carbon emissions are likely to be.

Energy performance certificate (EPC)	
Property type	Retail and Professional Service
Property class	E
Energy rating	E
Rules on letting this property	Properties can be let if they have an energy rating from A to G.
Energy rating and score	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the more your property's carbon emissions are likely to be.

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