

FOR SALE - FREEHOLD INVESTMENT OPPORTUNITY

Producing £50,000 Per Annum - NIA Approx. 421.1m^2 (4,533ft^2)

7-9 Monson Road, Tunbridge Wells, Kent TN1 1LS

When experience counts...

est. 1828

brackettts

FOR SALE

FREEHOLD INVESTMENT

PRODUCING £50,000 PA

NIA APPROX. 421.1M² (4,533 FT²)

GUIDE PRICE £625,000

7-9 MONSON ROAD
TUNBRIDGE WELLS
KENT
TN1 1LS

27/29 High Street, Tunbridge Wells
Kent TN1 1UU
Tel: (01892) 533733
E-mail: tunbridgewells@bracketts.co.uk
www.bracketts.co.uk






Energy performance certificate (EPC)

D

Property type: Retail/Financial and Professional Services
Total floor area: 530 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

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.

A+
A
B
C
D
E
F
G

How this property compares to others

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 central London (approximately 60 minutes).

The property occupies a prominent trading position on the south side of Monson Road and just a short distance from both Calverley Road and the Crescent Road multi-storey car park.

Nearby occupiers include Cook, GO Outdoors, Head-masters, Grape Tree and Sue Ryder together with a mix of local and independent operators.

DESCRIPTION

A substantial, mid-terrace, three-storey building comprising retail sales on the ground and first floors with ancillary offices / staff / stores / WC's on the second floor. The accommodation benefits from an 8-person (630kg) passenger lift and air conditioning (not tested).

ACCOMMODATION

Ground Floor:	
Retail Sales	NIA Approx. 171.5m² (1,846ft²)*
Stores	NIA Approx. 16.2m² (175ft²)*
First Floor:	
Retail Sales	NIA Approx. 129.0m² (1.389ft²)*
Second Floor:	
Stores / Staff	NIA Approx. 107.1m² (1,153ft²)*
TOTAL	**NIA Approx. 421.1m² (4,533ft²)***

TENURE

Freehold (Title K3887197) subject to the existing occupational lease and any rights of way, easements, etc.

The property is let to Lakeland Limited (Company No. 008099688) for a term of five years from 16 January 2023 at a rent of £50,000 per annum. The Tenant Break Option at 15 January 2027 was not activated. The lease benefits from the protection afforded by Part II of the Landlord & Tenant Act 1954.

A copy of the lease is available upon request.

COVENANT

Founded in the early 1960's Lakeland operate in the home and cookware sector and currently trades from 56 shops across the UK. Experian Company Report dated 09.10.26 records a turnover of £111,897,000 for 2025 and a Risk Summary score of 81 (Low Risk - Ok to offer standard trading terms). Any applicant must rely upon their own enquiries and investigations into covenant strength.

GUIDE PRICE

£625,000 (SIX HUNDRED AND TWENTY 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 £55,500.

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

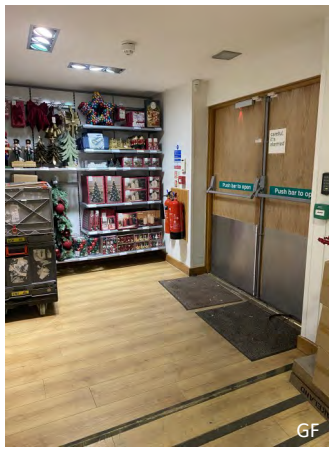
Each party to pay own costs.

VIEWING

Strictly by prior appointment with the sole agent:

Bracketts
Darrell Barber MRICS
M: 07739 535468
E: darrell@bracketts.co.uk







*Clients historic floor areas. Any applicant must rely upon own inspection and measurement.

SUBJECT TO CONTRACT, PROOF OF FUNDS AND COMPLETION OF AML DUE DILIGENCE.

BUSINESS UNAFFECTED / WITHOUT PREJUDICE TO EXISTING LEASE,

15.10.26/DB

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.


GF


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Fire exit
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SF


FF

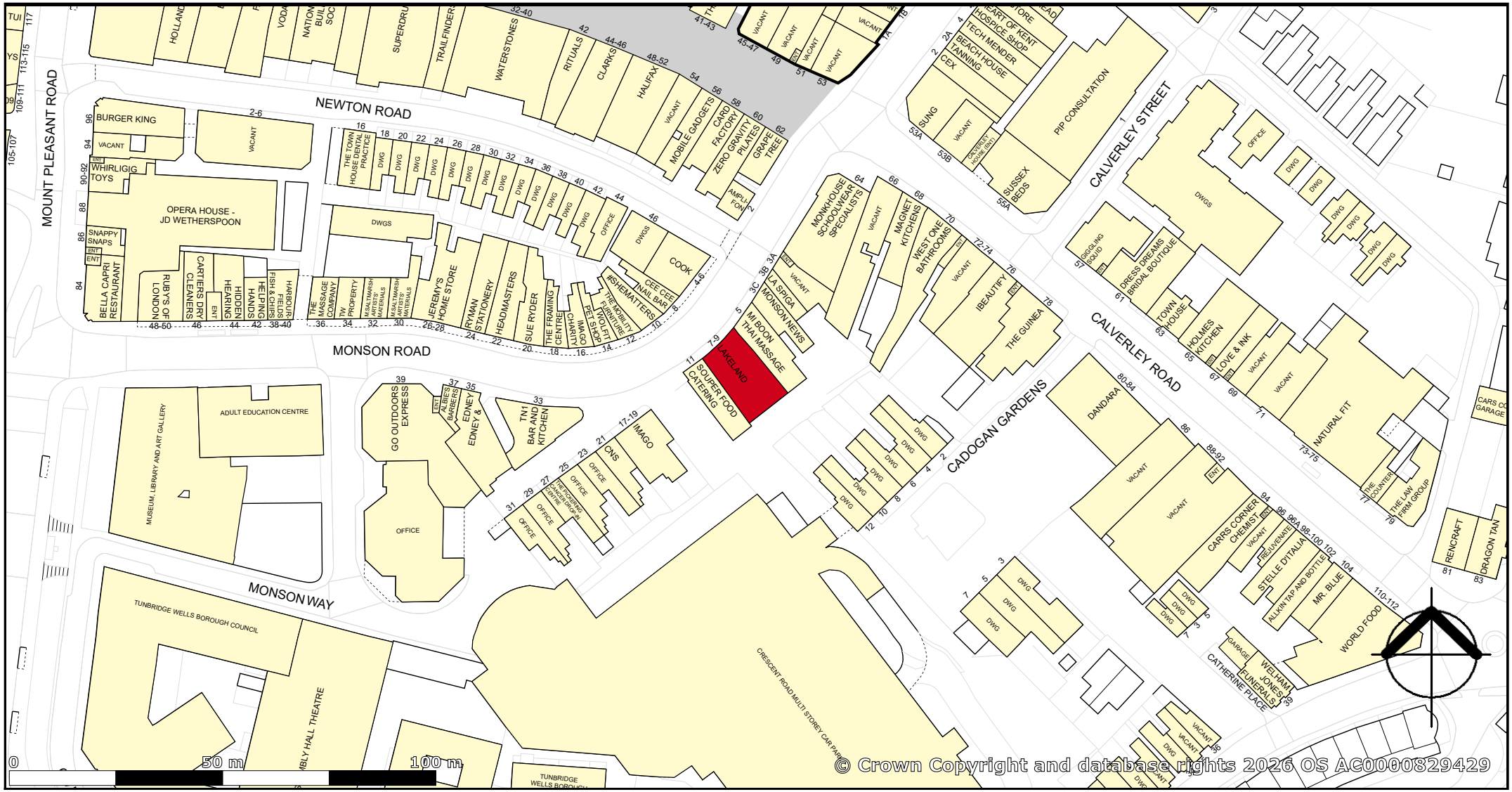

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7-9 Monson Road, Tunbridge Wells, Kent TN1 1LS



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Plotted Scale - 1:1,250

Red Shading indicative only