



FOR SALE 97.58 SQ M (1,050 SQ FT)

GF COMMERCIAL INVESTMENT WITH RESIDENTIAL PLANNING

FOR 1 X 2 BEDROOM FLAT

177 HIGH STREET, TONBRIDGE, KENT, TN9 1BX

est. 1828
bracketts

EXECUTIVE SUMMARY

- FREEHOLD MIXED USE INVESTMENT SALE
- AFFLUENT KENT COMMUTER TOWN
- PRODUCING £10,500 PAX
- PLANNING CONSENT GRANTED FOR 2-BEDROOM FLAT ON UPPER FLOORS

Subject to contract and proof of funds

LOCATION

The property is situated at the northern end of the High Street in a prominent position within the main professional district of the town.

It is in a convenient location for access to the town's shops and other amenities with Tonbridge mainline station around $\frac{3}{4}$ mile to the south providing a fast and frequent train service to Central London stations in approx. 35 mins. The town enjoys good road communications with access to the A21 and to Junction 5 of the M25 around 8 miles to the north.

DESCRIPTION

The property comprises a mid-terrace, three-storey period building situated in a prominent town centre location.

The upper parts provide self-contained accommodation arranged over the first and second floors, which have historically been used as offices. Planning permission and Listed Building Consent have recently been granted for conversion of this space into a two-bedroom residential flat, offering an excellent opportunity for refurbishment and redevelopment.

The ground floor and basement are occupied by an established barber shop, trading successfully from the premises. The tenant holds a lease granted under the Landlord and Tenant Act 1954 at a current passing rent of £10,500 per annum, expiring in 2031.

GUIDE PRICE

Offers In excess of £250,000

VAT

TBC

ACCOMODATION

Floor areas	sq m	sq ft
Lower Front Sales	17.38	187
Upper Rear Sales	15.03	162
WC		
Basement	13.83	149
Upper floor offices		
First floor		
Rear office 1	11.88	128
Front office 2	19.19	207
Second floor		
Rear office 3	10.60	114
Front office 4	8.05	87
Kitchen	1.61	17
NIA approx.	97.58	1050

TENURE

The freehold of the property will be sold with the benefit of the occupational lease on the ground floor.

TENANCIES

The ground floor is let to a private individual trading as Marta's Place, by way of an effective full repairing and insuring lease.

TENANT INFORMATION

Marta's Place provides professional hair salon and beauty services. The business occupies the ground floor on the following terms:

Rent:	£10,500 per annum
Lease Expiry:	17 th January 2031
Repairing Obligation: and substantial	Tenant to keep the property in good repair and condition.

Rent Review: 17th January 2030

Break: None

L&T Act 1954: Included

Rent Deposit N/A

Permitted consent Class A1 now falling under Class E subject to Landlord's consent

PLANNING

We have been advised that the ground floor benefits from Class E use planning consent. Planning permission has been granted for a change of use on the upper floors to be converted into a two-bedroom flat on 17/11/2025, planning reference TM/25/00277/PA. Interested parties are advised to make their own enquiries with the local planning authority.

EPC

TBC

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows.

The unit is currently listed as 'Hairdressing Salon and premises' with a Rateable Value of £7,500.

177a is currently listed as 'offices and premises' with a rateable value of £6,600

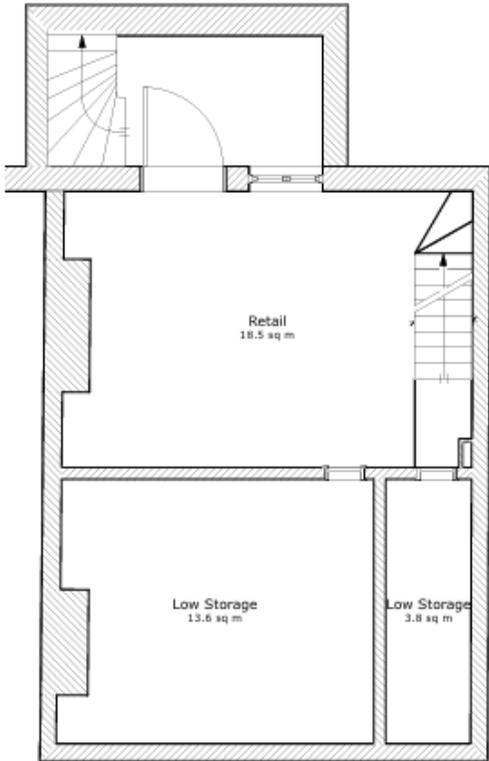
The UBR for 2024/25 is 49.9p in the £.

LOCAL AUTHORITY

Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ.

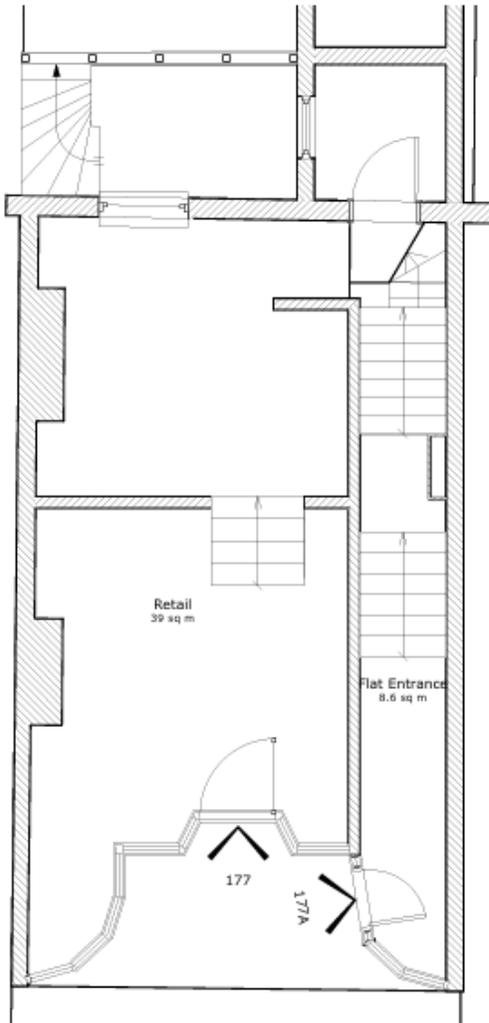
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FLOOR PLANS



B Proposed Basement
1:100

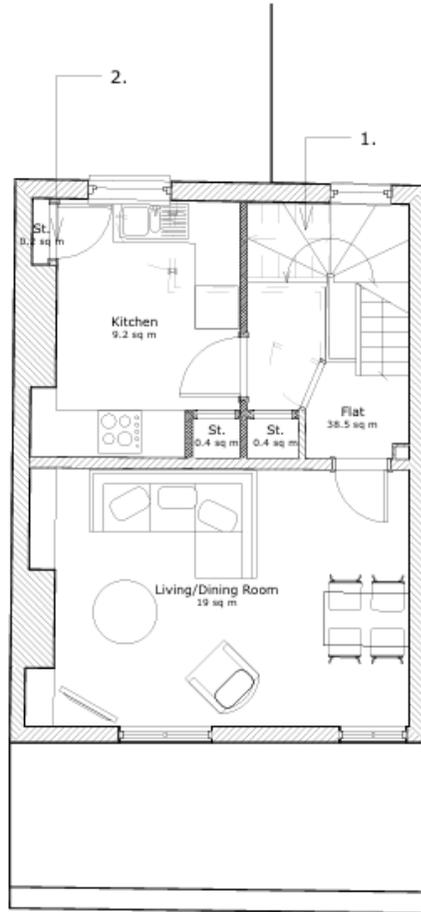
No changes proposed at bsement level



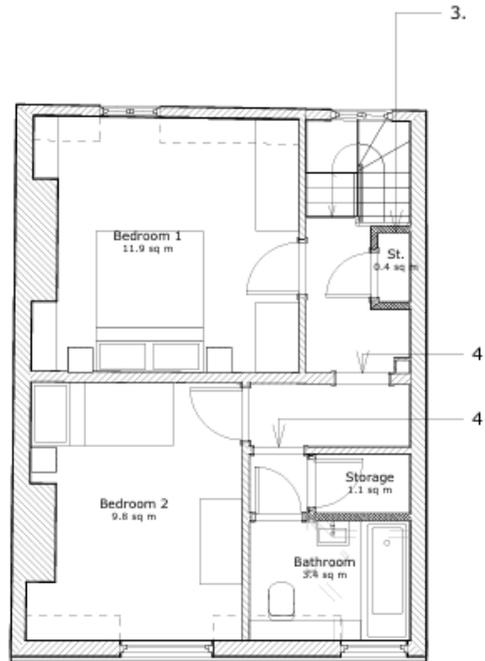
0 Proposed Ground
1:100

FOR ILLUSTRATION PURPOSES ONLY

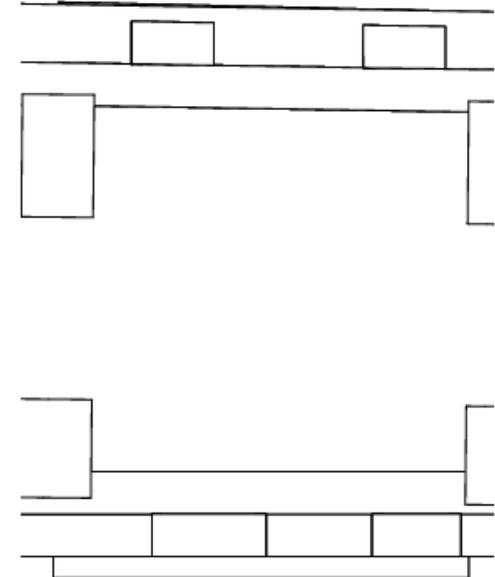
FLOOR PLANS



1 Proposed First Floor
1:100



2 Proposed Second Floor
1:100

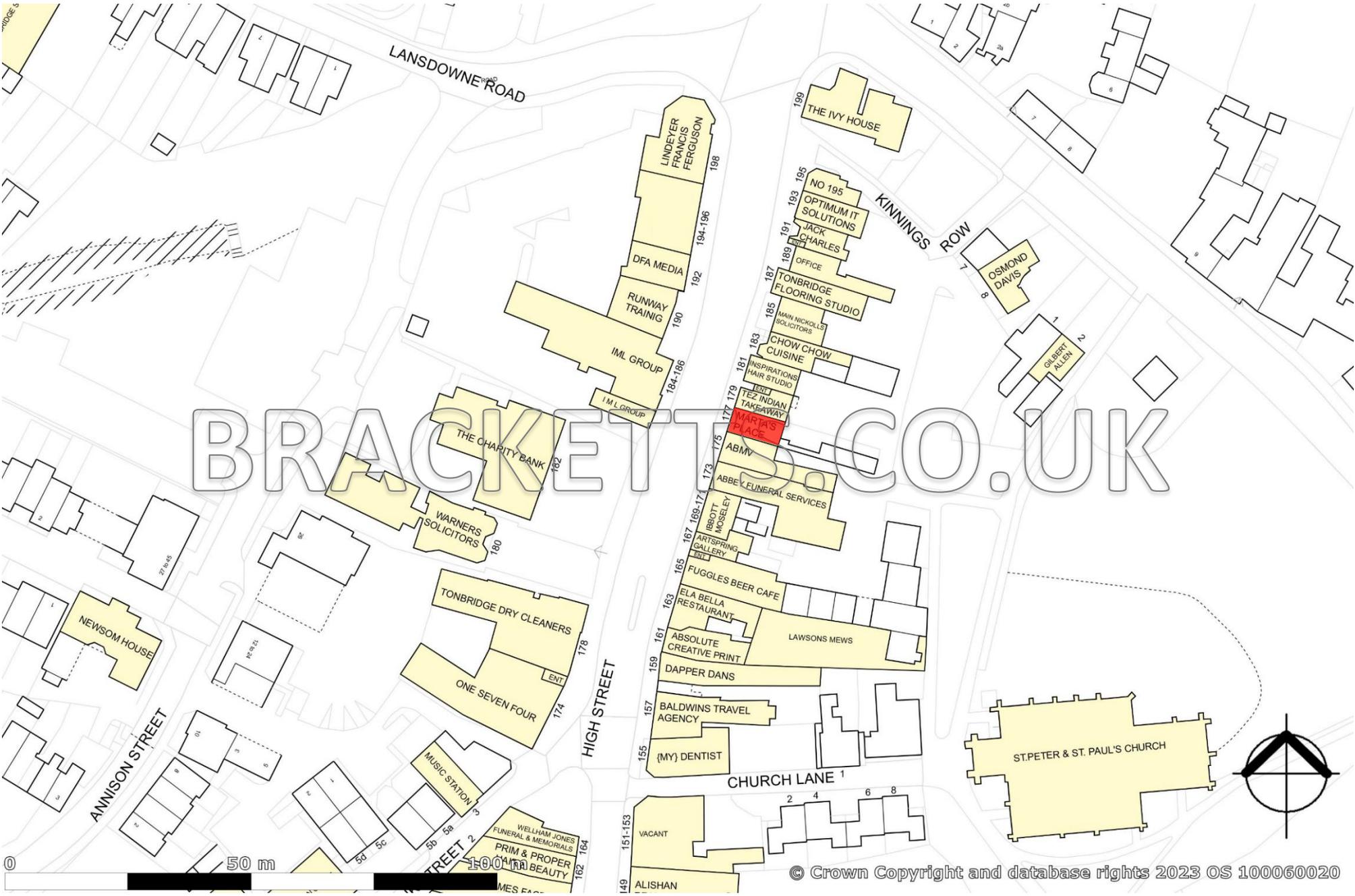


R Proposed Roof Plan
1:100

No changes proposed at roof level

FOR ILLUSTRATION PURPOSES ONLY

BRACKETTS.CO.UK



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FOR SALE

**MIXED USE FREEHOLD
INVESTMENT / DEVELOPMENT
OPPORTUNITY**

APPROX. 97.58 m² (1,050 sq ft)

**177A HIGH STREET
TONBRIDGE
KENT
TN9 1BE**

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2025 ANNUAL AWARDS

WINNER
TOP AGENCY



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Plotted Scale - 1:10000. Paper Size - A4

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

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