

FOR  
SALE  
INVESTMENT



FOR SALE - FREEHOLD - Mixed Use Investment Opportunity  
Royal Tunbridge Wells - Producing £63,000 PA  
26 High Street, Tunbridge Wells, Kent TN1 1UX

*When experience counts...*

est. 1828  
**bracketts**



**FREEHOLD FOR SALE**

**A RARE OPPORTUNITY TO ACQUIRE A  
SUBSTANTIAL MIXED-USE INVESTMENT  
IN ROYAL TUNBRIDGE WELLS**

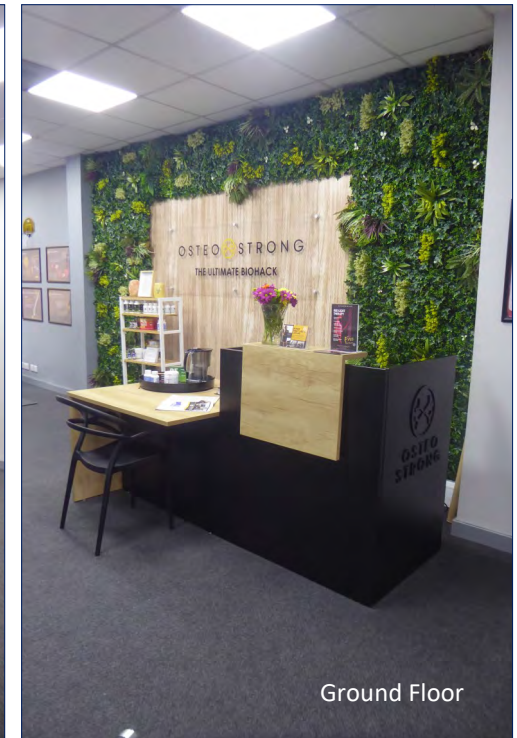
**26 HIGH STREET  
TUNBRIDGE WELLS  
KENT  
TN1 1UX**

**PRODUCING  
£63,000 PER ANNUM**

**GUIDE PRICE £875,000**



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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 western side of the historic High Street. Nearby occupiers include The White Company, Gails, Susie Watson Design, The Ivy, Mint Velvet and a mix of independent retail and leisure operators.

DESCRIPTION

An imposing mixed-use, multi let investment property in the centre of Royal Tunbridge Wells.

The property comprises retail premises (arranged over ground and lower ground floors) let on a commercial lease with three residential dwellings above let on Assured Shorthold Tenancies.

The property benefits from a right to park a vehicle in the car park to the rear.

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.

GUIDE PRICE

£875,000 [EIGHT HUNDRED AND SEVENTY FIVE THOUSAND POUNDS]

VAT

We are advised that VAT is not applicable.

TENANCY SCHEDULE

Address	Type	Tenant	Lease / Tenancy	Passing Rent
26 High Street	Commercial	Reyvin Limited Co. No. 14093339 with private individuals standing as Guarantors.	Lease – 10 years from 2 October 2023 with rent review and Tenant break at 2 October 2028.  The Lease is subject to a Schedule of Condition and an annual service charge cap of £1,500.  The Lease is not contracted out of the Landlord and Tenant Act 1954.	£30,000 pa
Flat A, 26 High Street	Residential One bedroom	Private individual	AST - 12 months from 06.04.2024 DPS Deposit £1,096.00	£950 pcm
Flat B, 26 High Street	Residential One bedroom	Two private individuals	AST - 12 months from 28.09.2024 DPS Deposit £1,096.00	£950 pcm
Flat C, 26 High Street	Residential One bedroom	Private individual	AST - 12 months from 24.08.2024 DPS Deposit £894.23	£850 pcm
1 Parking Space	Parking	-	-	-

TENURE

Freehold (Title K468022) subject to the existing occupational lease and existing Assured Shorthold Tenancies.

VIEWING

Strictly by prior appointment with the sole agent:  
**Bracketts Tel: 01892 533733**  
Contact: Darrell Barber MRICS  
Mobile: 07739 535468  
Email: darrell@bracketts.co.uk

Subject to contract and proof of funds

Rev.04.02.25/DB



## ACCOMMODATION

### Commercial:

#### 26 High Street (T/A OsteoStrong)

Ground Floor Sales	NIA approx. 46.9 m <sup>2</sup> [507ft <sup>2</sup> ]
Lower Ground Floor Sales	NIA approx. 37.1 m <sup>2</sup> [400ft <sup>2</sup> ]
Lower Ground Floor Stores	NIA approx. 2.3 m <sup>2</sup> [ 26ft <sup>2</sup> ]
Lower Ground Floor Kitchen	NIA approx. 5.2 m <sup>2</sup> [ 57ft <sup>2</sup> ]
Lower Ground Floor WC	

### Residential:

Ground floor entrance, reception and stairwell leading to:

#### Flat A, 26 High Street (First Floor)

Reception hall, kitchen/living/dining room, store, shower room with wc and bedroom

#### Flat B, 26 High Street (Second Floor)

Reception hall, kitchen/living/dining room, store, shower room with wc and bedroom

#### Flat C, 26 High Street (Third Floor)

Reception hall, kitchen/living/dining room, store, shower room with wc and bedroom

