

**FOR
SALE**
BUSINESS UNAFFECTED



FOR SALE - FREEHOLD MIXED-USE INVESTMENT
PRODUCING £29,100 PER ANNUM (RISING TO £30,000 PER ANNUM FROM 30.01.26)
47 & 47A ST JOHN'S ROAD, TUNBRIDGE WELLS, KENT TN4 9TP

est. 1828
bracketts

FOR SALE - FREEHOLD
MIXED USE INVESTMENT
PRODUCING £29,100 PA
(RISING TO £30,000 PA FROM 30.01.26)

GROUND FLOOR COMMERCIAL
PREMISES WITH SELF-CONTAINED
MAISONETTE ABOVE
GUIDE PRICE £450,000

47 & 47A ST JOHNS ROAD
TUNBRIDGE WELLS
KENT
TN4 9TP



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Also at 132 High Street, Tonbridge, Kent

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SUBJECT TO CONTRACT & PROOF OF FUNDS



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town located approximately 35 miles south east of central London.

The property is located within the St Johns suburb of Tunbridge Wells approximately half a mile north of the town centre.

The property is situated within a parade fronting the main A26 St Johns Road and close to the John Street car park. The St Johns area is popular with independent and specialist retailers.

DESCRIPTION

Ground Floor commercial premises currently operating as a sandwich shop with a self contained maisonette above. The maisonette benefits from gas fired central heating.

ACCOMMODATION

Ground Floor (Commercial):

- Retail Sales: NIA approx. 381ft² [35.3m²]
- Side Prep NIA approx. 48ft² [4.4m²]
- Rear Prep / Office NIA approx. 100ft² [9.2m²]
- WC
- Courtyard garden

First Floor (Residential):

- Kitchen Approx. 6’3” max x 6’9” max
- Living / Dining Approx. 15’5” max x 15’0” max
- Bedroom Approx. 14’2” max x 9’3” max

Second Floor (Residential):

- Bedroom (Front) Approx. 15’6” max x 9’8” max
- Bedroom (Rear) Approx. 14’1” max x 9’2” max
- Shower room with wc & whb - not measured

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.

TENURE

Freehold [Title K127785] subject to existing occupational lease of the ground floor commercial premises and the existing ground lease and existing assured shorthold tenancy of the maisonette above.

The commercial premises are let to private individuals for a term of 10 years from 25 August 2016 at a rent of £12,000 per annum. The lease incorporates a rent review and tenant break option at 25 August 2021.

The maisonette (47a) is owned by a party connected to the freeholder for a term of 125 years from 1 January 2006 [Title K902455] at a rent of £200 per annum (doubling every 25 years)*

The maisonette is let to a private individual (guaranteed by a private individual) by way of an assured shorthold tenancy for a term expiring 29 May 2024 (and then as a monthly contractual periodic tenancy) at £1,425 per month. A deposit of £1,644.23 is safeguarded by The Deposit Protection Service. We are advised by our client that the parties have agreed the rent will increase to £1,500 per month from 30 January 2026.

GUIDE PRICE

Our connected clients are looking to sell the freehold interest and ground leasehold interests simultaneously.

Offers are invited in the region of £450,000 for both interests - allocation of the purchase price between the two the two legal interests to be agreed between the parties.

VAT

We are advised that VAT is not applicable.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the commercial element has a Rateable Value of £10,000 and that the maisonette falls within Band B for Council Tax. Any interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the sole agent **Bracketts – 01892 533733.**

Contact: **Darrell Barber MRICS**

07739 535468

darrell@bracketts.co.uk



* The ground lessee is seeking to renegotiate the ground rent review provision with the freeholder - further information upon request

SUBJECT TO CONTRACT(S) AND PROOF OF FUNDS

14.11.25.DB





