

FOR SALE
DEVELOPMENT POTENTIAL (STP)



FOR SALE - Freehold Office with Development Potential (STP)
Total NIA Approx. 1,286ft² [119.4m²]
160 St. James' Road, Tunbridge Wells, Kent TN1 2HE

When experience counts...

est. 1828
bracketts

FOR SALE
FREEHOLD OFFICE
WITH DEVELOPMENT POTENTIAL (STP)

GF NIA APPROX. 421FT² [39.1M²]
FF NIA APPROX. 422FT² [39.2M²]
LGF NIA APPROX. 443FT² [41.1M²]

GUIDE PRICE £400,000

160 ST JAMES' ROAD
TUNBRIDGE WELLS
KENT
TNI 2HE



27/29 High Street
Tunbridge Wells
Kent
TNI 1UU

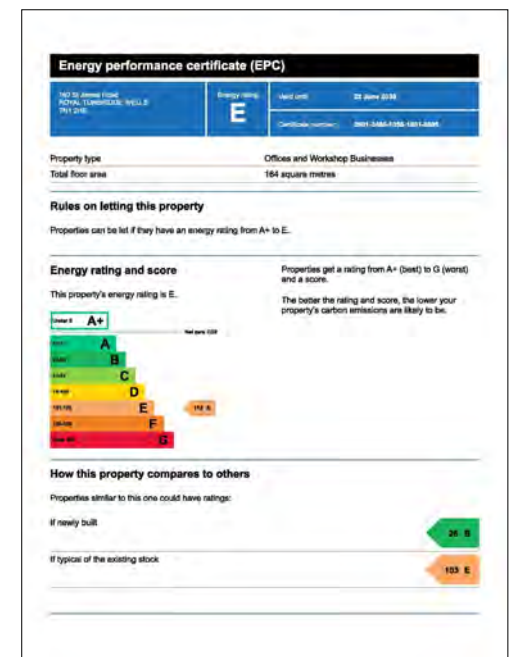
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



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 the Capital (journey time of approximately 60 minutes).

The property is situated at the southern end of St James' Road approximately 1 mile north of the town centre and approximately 0.9 miles south of High Brooms Station.

DESCRIPTION

Prominent office building arranged over 3 floors. The property benefits from gas fired central heating. Our client believes the property may have development potential (subject to planning, etc).

ACCOMMODATION

Ground Floor:

Reception and entrance hall leading to:
3 Offices totalling NIA Approx. 421ft² [39.1m²]

First Floor:

3 Offices totalling NIA Approx. 422ft² [39.2m²]
WC

Lower Ground Floor:

4 Rooms totalling NIA Approx. 386ft² [35.8m²]
Kitchen NIA Approx. 44ft² [4.1m²]
External store NIA Approx. 13ft² [1.2m²]
WC

Total NIA Approx. 1,286ft² [119.4m²]

TENURE

Freehold [Title K266221] with vacant possession.

GUIDE PRICE

£400,000

We are advised that the sale price will not attract VAT.

BUSINESS RATES

Enquiries of the VOA indicate that the premises are currently listed as and Office and Premises with a Rateable Value of £13,000.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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



**SUBJECT TO CONTRACT, VACANT POSSESSION
AND PROOF OF FUNDS.** 23.06.25/DB

Important Notice:

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