



FOR SALE - Freehold Mixed Use Town Centre Investment
23 Camden Road, Tunbridge Wells TN1 2PS

When experience counts...

est. 1828
bracketts

FOR SALE

FREEHOLD

MIXED USE

**TOWN CENTRE
INVESTMENT**

**23 CAMDEN ROAD
TUNBRIDGE WELLS
KENT
TN1 2PS**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

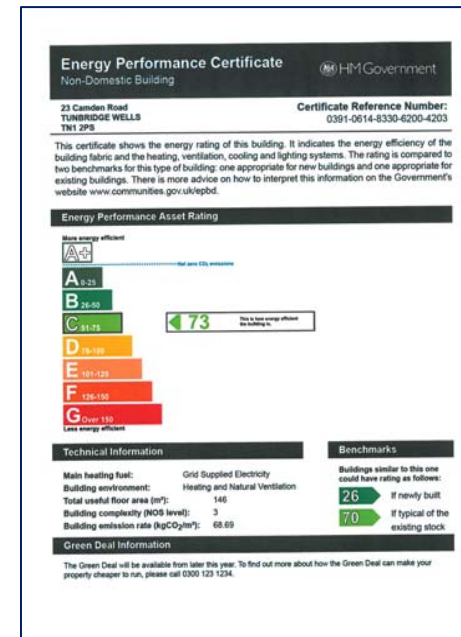
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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION

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 northern side of Camden Road just a few metres from the entrance to NEXT.

DESCRIPTION

Town centre retail unit trading as Hospices of Hope with two self contained flats above.

ACCOMMODATION

Ground Floor

Retail Sales: approx. 790ft² [73.3m²]

Lower Ground Floor

Stores / office WC approx. 604ft² [56.1m²]

Upper Floors

Flat 1 (First Floor front) – 1 Bed Flat

Flat 2 (First Floor rear) – 1 Bed Flat

TENURE

Freehold subject to existing commercial lease and existing residential ground leases:

Commercial;

Let to Hospices of Hope Trading Limited for term of 10 years with 5 yearly upward only rent reviews from April 2009 at a passing rent of £19,000 pax.

Residential;

Flat 1 – let by way of a ground lease for a term of 125 years from December 2012 at £100 per annum for first 33 years subject to phased increases.

Flat 2 – let by way of ground lease for a term of 99 years from March 2009 at £100 per annum for first 33 years subject to phased increases.

Copies of the leases are available upon request.

GUIDE PRICE

Offers in excess of £275,000.

VAT

We are advised that VAT is not applicable.

BUSINESS RATES

Enquiries of the VOA Website indicate that the shop has a Rateable Value of £21,250.

The standard UBR for 2017 / 2018 is 47.9 pence in the £.

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 agents **Bracketts – 01892 533733**.

Contact:

Darrell Barber MRICS - darrell@bracketts.co.uk

SUBJECT TO CONTRACT & PROOF OF FUNDS

Rev 22/08/17/DB

Important Notice:

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