



FOR SALE - Freehold mixed use investment [1 x Shop & 2 x Flats]  
 May appeal to prospective owner occupiers  
 72, 72A & 72B Camden Road, Tunbridge Wells, Kent, TN1 2QP

When experience counts...

est. 1828  
**bracketts**

**FOR SALE**  
**FREEHOLD**  
**MIXED USE**  
**TOWN CENTRE**  
**INVESTMENT**  
**[1 X SHOP & 2 X FLATS]**

**72, 72A & 72B CAMDEN ROAD**  
**TUNBRIDGE WELLS**

**KENT**  
**TNI 2QP**

est. 1828  
**bracketts**

27/29 High Street  
Tunbridge Wells  
Kent  
TNI 1UU

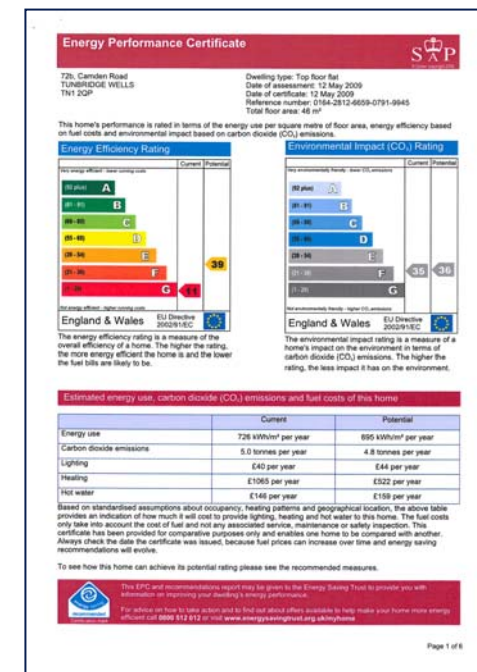
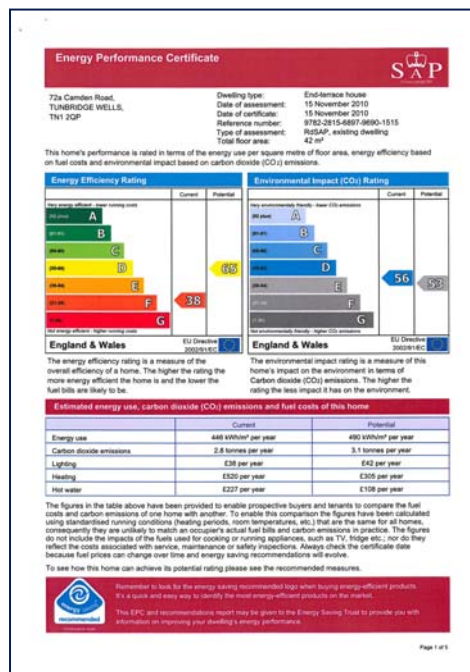
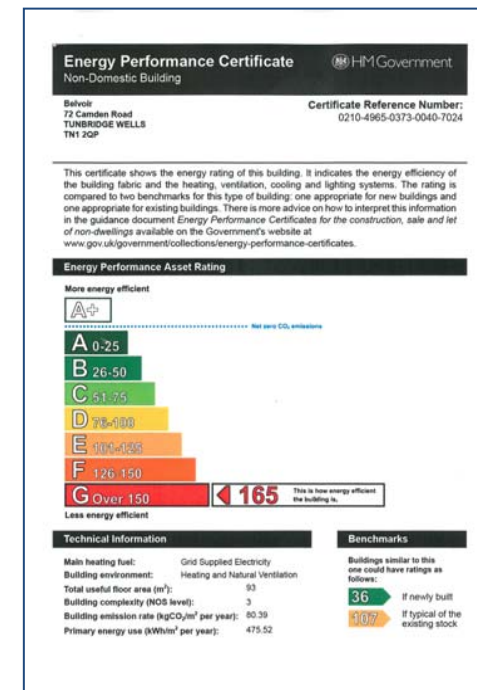
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION/SITUATION

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 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 eastern side of Camden Road close to the intersection with Victoria Road and Garden Road.

## DESCRIPTION

Town centre A2 (Financial and Professional) unit together with a one bedroom flat above (72B) and a further one bedroom flat to the rear (72A).

## ACCOMMODATION

### Commercial Element:

### Ground Floor:

Retail Sales: approx. 526ft<sup>2</sup>[48.8m<sup>2</sup>]  
Rear Staff / kitchen approx. 64ft<sup>2</sup>[ 5.9m<sup>2</sup>]  
WC  
Basement - Basic stores - not measured

### Residential Element

#### Flat 72A - Ground Floor (Rear)

Kitchen / Living	19'2" max x 12'10" max
Bathroom	8'4" max x 5'7" max
Bedroom	13'9" max x 12'8" max

### 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.

## Flat 72B—First Floor (Above Commercial)

GF hallway and staircase leading to:  
Living room 13'10" max x 11'11" max  
Kitchen 7'0" max x 7'7" max  
Shower room 7'1" max x 5'3" max  
Bedroom 14'10" max x 12'2" max

## TENURE

Freehold subject to vacant possession of the commercial element and Flat 72B and the existing AST of Flat 72A.

### Commercial Element:

Vacant.

### Residential Element:

Flat 72A - Let by way of an AST dated 2nd December 2017 for a term from 2nd December 2017 to 1st June 2018 at a rent of £675 per calendar month. The Landlord holds a rental deposit of £935 (via The DPS).

Flat 72B - Vacant

A copy of the Tenancy Agreement is available upon request.

## GUIDE PRICE

£450,000 [FOUR HUNDRED AND FIFTY THOUSAND POUNDS]

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 £9,500. The standard UBR for 2018 / 2019 is 49.3 pence in the £.

Flat 72A	-	Council Tax Band B
Flat 72B	-	Council Tax Band B

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 16/05/18/DB

