



FOR SALE - MIXED USE TOWN CENTRE INVESTMENT

Current Rent of £50,600 per annum

3, 3A, 3B & 3C, Monson Road, Tunbridge Wells, Kent, TN1 1LH

When experience counts...

est. 1828  
**bracketts**

**FOR SALE  
FREEHOLD**

**MIXED USE TOWN CENTRE  
INVESTMENT**

**CURRENT RENT OF  
£50,600 PER ANNUM**

**3, 3A, 3B & 3C MONSON ROAD  
TUNBRIDGE WELLS  
KENT  
TN1 1LH**

est. 1828  
**bracketts**

27/29 High Street  
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Kent  
TN1 1UU

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Also at 132 High Street, Tonbridge, Kent

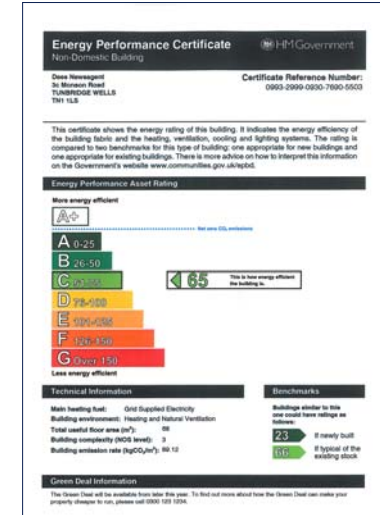
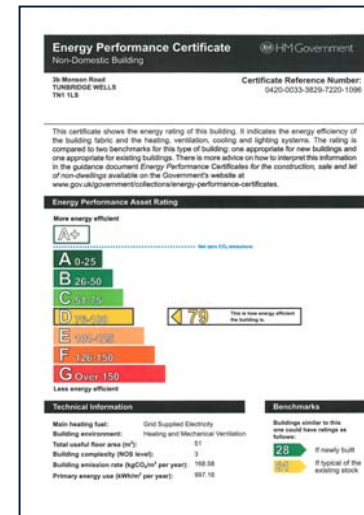
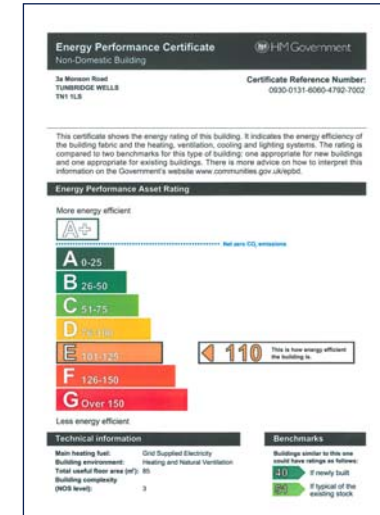
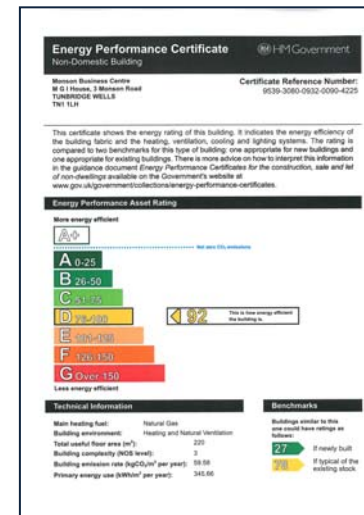
Tel: (01732) 350503



Monson Business Centre



Rear elevation





## LOCATION / SITUATION

The property is located in Royal Tunbridge Wells approximately 35 miles south of London.

The property occupies a prominent position on the southern side of Monson Road close to the junction with Calverley Road / Camden Road and the Crescent Road multi-storey car park.

## DESCRIPTION

A substantial mixed use town centre investment comprising three retail units with a serviced office / business centre above.

## ACCOMMODATION

No.3	Business centre 3 x WC's Car park at rear	approx. 1,875ft <sup>2</sup> [174.1m <sup>2</sup> ]
No.3A	Ground Floor WC LGF	approx. 531ft <sup>2</sup> [49.3m <sup>2</sup> ] approx. 317ft <sup>2</sup> [29.4m <sup>2</sup> ]
No.3B	Ground Floor WC	approx. 409ft <sup>2</sup> [37.9m <sup>2</sup> ]
No.3C	Ground Floor WC	approx. 716ft <sup>2</sup> [66.5m <sup>2</sup> ]

## TENURE

Freehold subject to the existing leases of the three retail units and the existing ground lease of the business centre.

### No.3

Ground lease for a term of 99 Years from 29.11.1985 at £100 pa (subject to phased increases).

### 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.

### No.3A

Lease to S M Kus and C M Smith for a term of 6 years with 3 yearly rent reviews from 24.03.16 at £13,000 pa rising to £14,000 pa from 24.03.18. Tenant break at 23.03.19 subject to notice & conditions. Rental deposit.

### No.3B

Lease vested in S Velutti for a term of 7 years from 27.10.12. at £17,500 pa. Rent review 26.10.16. Rental deposit.

### No.3C

Lease vested in N Bradford and S Bradford for a term of 15 years with 5 yearly rent reviews from 25.03.2012 at £20,000 pa. Tenant break 18.12.22 subject to notice & conditions. Rental deposit.

## TOTAL RENTAL INCOME £50,600 PAX

Copies of the leases are available upon request.

## GUIDE PRICE

£650,000 (SIX HUNDRED AND FIFTY THOUSAND POUNDS).

We are advised by our client that it has not waived exemption from VAT - as such VAT is not applicable.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is assessed for business rates as follows:

No.3	Offices and Premises	RV £18,250
No.3A	Shop and Premises	RV £18,750
No.3B	Shop and Premises	RV £16,750
No.3C	Shop and Premises	RV £23,500

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 pay their own legal costs save that the proposed purchaser will be required to provide an undertaking to pay any abortive legal costs incurred by the vendor.

## VIEWING

Strictly by prior appointment via the sole selling agent:  
**BRACKETTS - Tel: 01892 533733.**  
Contact: Darrell Barber MRICS - darrell@bracketts.co.uk



3A Monson Road

## SUBJECT TO CONTRACT AND PROOF OF FUNDS

**Note:** Enquiries of Historic England website indicate that the property is not listed. Enquiries of the TWBC website indicate that the property is situated within a Conservation area. Any interested party must rely upon own enquiries. Rev 01/11/17/DB



