

**OFFICE BUILDING WITH PRE-APP
FOR CONVERSION TO TWO
APARTMENTS AND GROUND
FLOOR OFFICES
(SUBJECT TO PLANNING)
FREEHOLD
FOR SALE**



OFFICE BUILDING WITH PRE-APP FOR CONVERSION TO TWO APARTMENTS AND GROUND FLOOR OFFICES

(SUBJECT TO PLANNING)

Approx. 1,781 SQFT (165.52 SQM)

FREEHOLD FOR SALE

**175 HIGH STREET
TONBRIDGE
KENT TN9 1BX**



132 High Street
Tonbridge
Kent
TN9 1BB

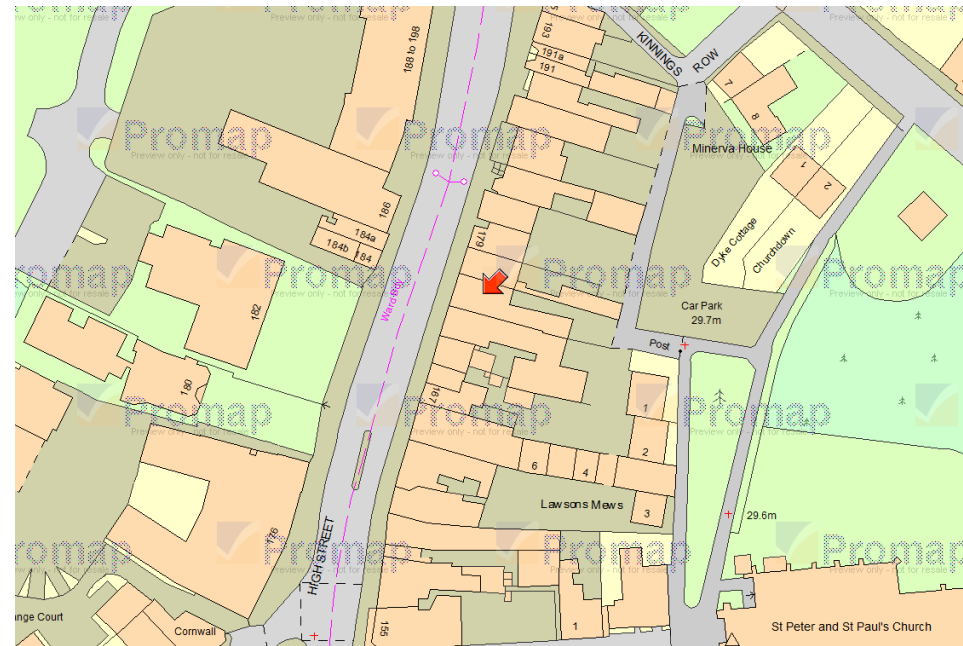
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



Not to scale, indicative purposes only

Energy Performance Certificate Non-Domestic Building



175 High Street
TONBRIDGE
TN9 1BX

Certificate Reference Number:
0860-0536-8779-5503-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

128 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 141
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 106.28
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
27 If newly built
79 If typical of the existing stock

The property is located in historic Tonbridge, situated only 29 miles south-east of central London. It is a major commuter town with regular train services to the City of London and the West End within 35 – 45 minutes

LOCATION

Tonbridge is a busy market town in West Kent, with a population of approximately 40,000. The town forms part of Tonbridge and Malling Borough, which comprises a population of approximately 120,000 (Census, 2011). The town can trace its history to the Domesday Book and beyond. It is well known for its medieval Castle situated in the centre of the town, overlooking the Medway River. A number of excellent schools are located in Tonbridge, including Tonbridge School, The Judd School, Weald of Kent Grammar and Tonbridge Grammar School for Girls.

Tonbridge Mainline Station is an important railway junction, with lines to London, Ashford, Hastings and Redhill. The A21 provides a dual carriageway link to junction 5 M25 8 miles to the north.

Tonbridge High Street provides a mix of independent retailers, major high street chains, restaurants, pubs and cafes.

SITUATION

The property is prominently situated at the northern end of the High Street within the main business part of the town. The property is well located for access to the town's shops and mainline railway station, which is an approximate 750m walk away. Good amenities, including shops, cafes and restaurants are within the immediate vicinity of the property.



Tonbridge Castle



DESCRIPTION

Comprises an early 19th Century Grade II listed 4-storey building of part yellow brick construction, below a tiled roof, with a 2-storey rear extension of brick below tile, and a further single storey extension beyond.

The building forms part of an attractive terrace of broadly similar buildings, most of which are a mix of retail and office uses. To the rear there is hardstanding providing car parking for two cars.

ACCOMMODATION

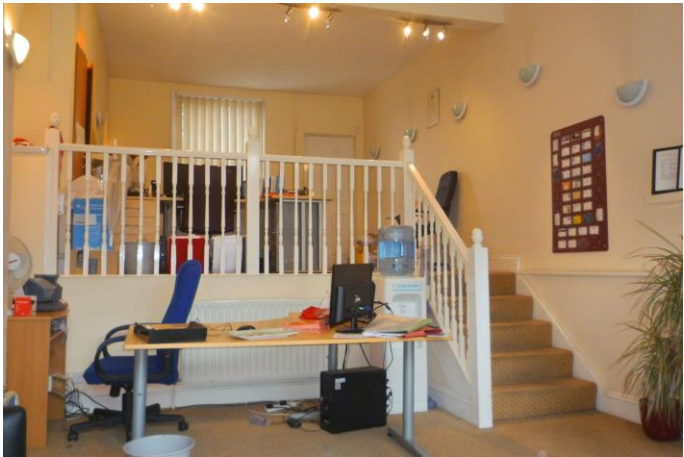
The building has the following approx. net internal floor areas:

Floor	Description	Sq. M	Sq. Ft
Basement	Store & Ancillary	15.71	169
Ground Front	Sales Area	37.17	400
Ground Rear	Offices & Ancillary	34.67	373
First	Offices & Ancillary	49.07	528
Second	Offices & Ancillary	28.90	311
Total		165.52	1,781

PRE-APPLICATION ENQUIRY

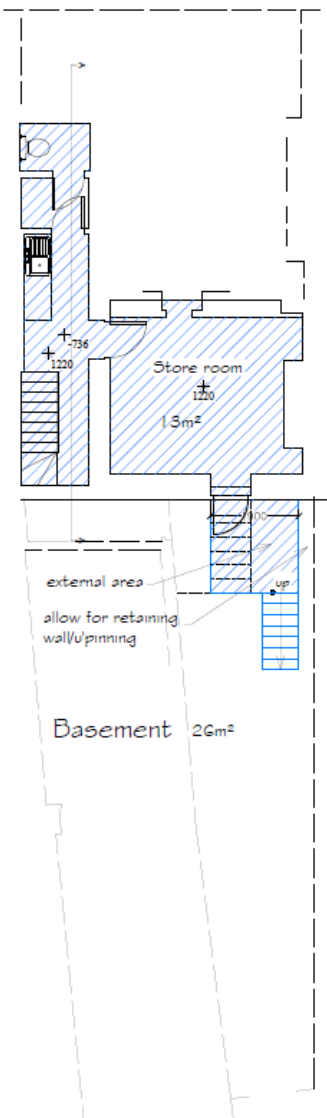
Pre-application advice has been sought in respect of changing the use of part of the premises from A2 office to C3 residential to create two apartments (1 x 1 bed & 1 x 2 bed), plus self contained ground floor and basement commercial.

An outline of the proposed scheme can be found on the following page. Local Authority feedback to the scheme is positive, full details available on request.

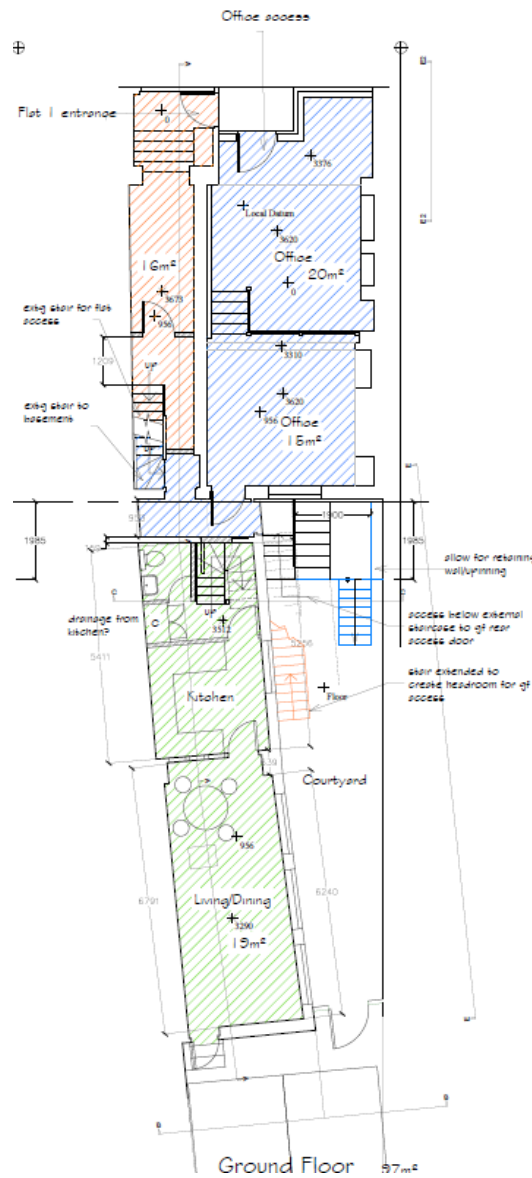


FLOOR PLANS

Indicative purposes only – not to scale



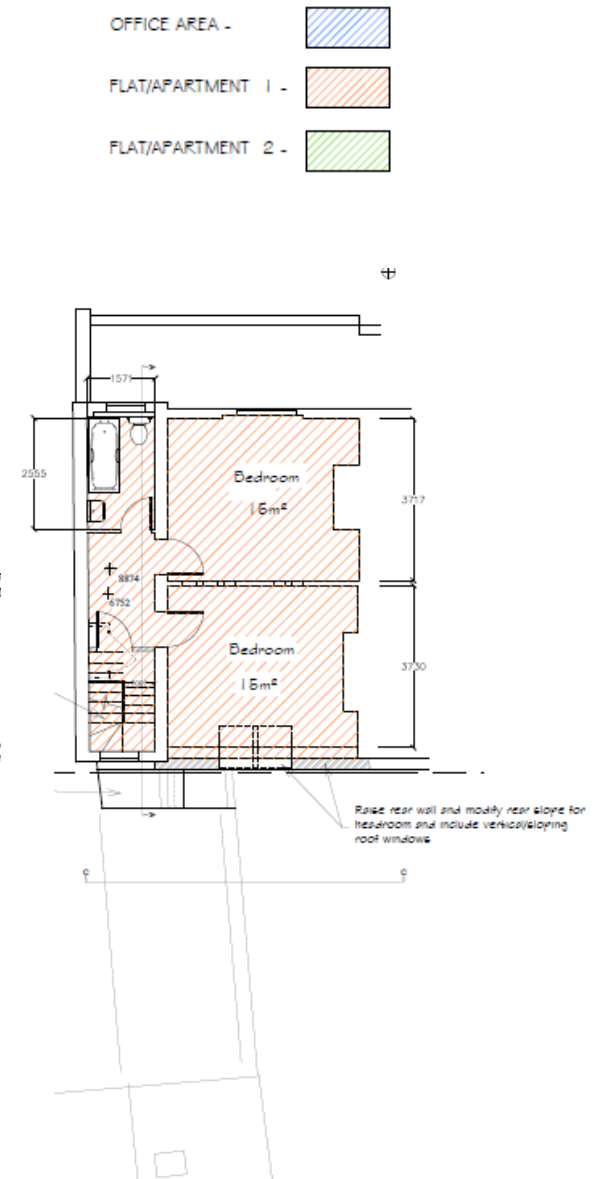
BASEMENT



GROUND



FIRST



SECOND

FURTHER INFORMATION

TENURE

Freehold

TENANCY

To be sold with vacant possession. The vendor would also consider taking a lease back of the proposed ground floor and basement offices.

PLANNING

English Heritage Listed Status

The property is Grade II Listed.

Conservation Area

The property is within the Tonbridge Conservation Area.

All parties must rely on their own investigations.

Subject to planning and any other necessary consents, the property might be suitable for a range of alternative uses.

BUSINESS RATES

The current rateable value is listed as £10,750

All parties must rely on their own enquiries to confirm this information.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rated F with a score of 128

VAT

The property is not elected for VAT

POSSESSION

Possession will be granted upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own costs.

PROPOSAL

Guide Price

£350,000 - £375,000 for the freehold interest in the property, subject to contract.

VIEWING

Strictly by appointment through **Bracketts – 01732 350503.**

Contact:

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Email: jeff@bracketts.co.uk

John Giblin
Email: john.giblin@bracketts.co.uk
01732 378996

April 2018

Important Notice:

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