



FOR SALE - Office within Rural Business Park  
NIA Approx. 590ft<sup>2</sup>[54.8m<sup>2</sup>] with Parking  
Unit B, The Brewery, Bells Yew Green, East Sussex TN3 9BD

*When experience counts...*

est. 1828  
**bracketts**

**FOR SALE**

**OFFICE WITHIN RURAL  
BUSINESS PARK**

**NIA APPROX. 590FT<sup>2</sup>[54.8M<sup>2</sup>]**

**WITH PARKING**

**UNIT B**

**THE BREWERY**

**BELLSYEW GREEN**

**EAST SUSSEX**

**TN3 9BD**

est. 1828  
**bracketts**

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

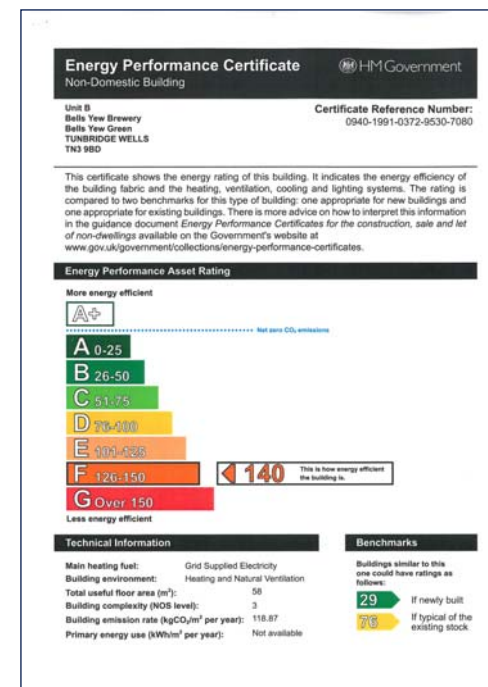
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

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

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503





## LOCATION / SITUATION

The Brewery is an established business park located approximately 3 miles south east of Tunbridge Wells and approximately 0.5 miles west of Frant Station.

## DESCRIPTION

First floor office within a former brewery converted to create a number of office suites and business units. The premises benefit from a vaulted ceiling, tea point and electric heating.

## ACCOMMODATION

### Ground Floor:

Communal entrance hall and staircase leading to:

### First Floor

Suite B approx. 590ft<sup>2</sup> [54.8m<sup>2</sup>]

WC

Right to park 2 cars (spaces not designated).

## TENURE

Virtual Freehold with vacant possession.  
[999 year ground lease from 1 October 2005 at a rent of £200 per annum subject to review every 25 years].

### 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.

## GUIDE PRICE

Offers in excess of £155,000.

## VAT

We are advised that the sale price will attract VAT.

## SERVICE CHARGE / BUILDINGS INSURANCE

The Freeholder operates a service charge - further information available upon request.

## BUSINESS RATES

Enquiries of the VOA website indicate that the premises have a Rateable Value of £6,600. The standard UBR for 2018 / 2019 is 49.3 pence in the £.

Interested parties are strongly advised to make their own enquiries of the Local Authority to verify this information.

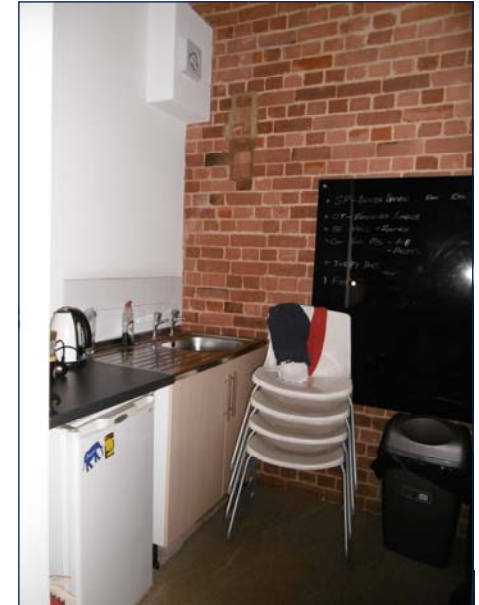
## LEGAL COSTS

Each party to pay their own costs incurred in connection with the transaction, save that the Prospective Purchaser will be required to provide an undertaking to pay any abortive legal costs incurred by the Vendor.

## VIEWING

Strictly by prior appointment through the sole agents **Bracketts – 01892 533733**.

Contact: Darrell Barber: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



**SUBJECT TO CONTRACT AND PROOF OF FUNDS.**

Rev. 18/05/18/DB

