



FOR SALE OR TO RENT - SELF CONTAINED A2 BUILDING

6 Castle Street, Tunbridge Wells, Kent TN1 1XJ

Approx. 929ft<sup>2</sup> [86.3m<sup>2</sup>]

When experience counts...

est. 1828  
**bracketts**

**FOR SALE / TO RENT**

**SELF CONTAINED  
A2 BUILDING**

**NIA APPROX. 929FT<sup>2</sup> [86.3M<sup>2</sup>]**

**6 CASTLE STREET  
TUNBRIDGE WELLS  
KENT  
TN1 1XJ**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

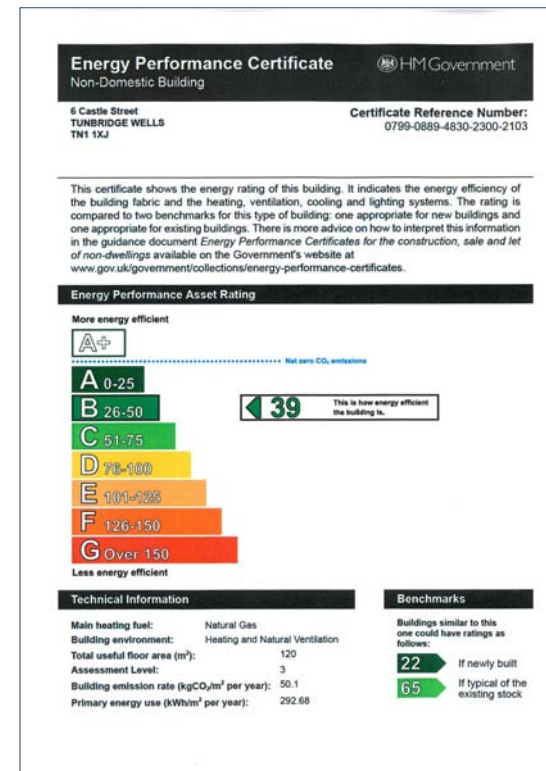
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

Royal 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.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 Motorway.

Castle Street is an historic pedestrianised street which links High Street and London Road. The property affords easy access to Tunbridge Wells mainline train station, (typical journey time to central London of approximately 60 mins), as well as a wide range of local retail and leisure facilities.

## DESCRIPTION

The premises comprise a period building arranged over 4 floors, with a small courtyard garden to the rear. The upper ground level has a "retail" style frontage. The Property is likely to appeal to a wide range of users - subject to Planning, etc.

## ACCOMMODATION

Ground Floor:	
Front Office/Sales area:	174ft <sup>2</sup> [16.2m <sup>2</sup> ]
Rear Office:	71ft <sup>2</sup> [ 6.6m <sup>2</sup> ]
WC	
Basement:	
Store 1:	163ft <sup>2</sup> [15.1m <sup>2</sup> ]
Store 2:	20ft <sup>2</sup> [ 1.9m <sup>2</sup> ]

### 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.

First Floor:	
Front Office:	175ft <sup>2</sup> [16.2m <sup>2</sup> ]
Rear Office:	91ft <sup>2</sup> [ 8.5m <sup>2</sup> ]
Second Floor:	
Front Office:	174ft <sup>2</sup> [16.1m <sup>2</sup> ]
Kitchen	61ft <sup>2</sup> [ 5.7m <sup>2</sup> ]
<b>Total: NIA Approx.</b>	<b>929ft<sup>2</sup> [86.3m<sup>2</sup>]</b>

## AMENITIES:

- Fully carpeted
- Ladies and Gents WC's
- Kitchen
- Courtyard garden
- Period features
- Gas fired central heating (not tested)

## TRANSACTION

### Option 1 - Freehold with vacant possession.

Guide Price £245,000 (TWO HUNDRED AND FORTY FIVE THOUSAND POUNDS).

### Option 2 - Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a guide rent of £15,000 per annum exclusive.

The provisions of sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded. The ingoing Tenant will be required to provide a rental deposit.

We are advised that the sale price / rent will attract VAT.

## BUSINESS RATES

Enquiries of the VOA website indicates that the property is described as 'Shop and Premises' and has a Rateable Value of £7,100.

The Standard UBR for 2019 / 2020 is 50.4 pence in the £.

Subject to satisfying certain criteria the ingoing party may qualify for Small Business Rates Relief.

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

## LEGAL COSTS

Each party to pay their own legal costs save that the prospective Purchaser / Tenant will provide an undertaking to pay any abortive legal costs incurred by the Vendor / Landlord.

## VIEWING

Strictly by prior appointment with the sole agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

**Note:** We understand that the adjoining property is Listed.

**SUBJECT TO CONTRACT, PLANNING (IF REQUIRED) AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.**

05/12/19/DB

