

FOR SALE
FREEHOLD INVESTMENT



FOR SALE - FREEHOLD INVESTMENT OPPORTUNITY
Producing £51,500 per annum
49 High Street, Tunbridge Wells, Kent TN1 1XU

When experience counts...

est. 1828
bracketts

**FOR SALE
FREEHOLD**

**TOWN CENTRE INVESTMENT
PRODUCING £51,500 PER ANNUM**

GUIDE PRICE £800,000

**49 HIGH STREET
TUNBRIDGE WELLS
KENT
TNI 1XU**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent

TNI 1UU

Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

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 and has a frequent train service to Central London. Major local occupiers include AXA PPP, Markerstudy, Childrensalon, Cripps and the BBC.

The property is situated on the eastern side of the High Street with return frontage to the pedestrianised section of Warwick Road.

The High Street provides a distinctive shopping environment with historic buildings and is a focal point for aspirational retailers. Nearby occupiers include; Gails, Mint Velvet, Anthropologie, G Collins & Sons, Piglet, Seasalt, Sweaty Beaty, Savills, Knight Frank, The Ivy, White Company and Farrow & Ball.

DESCRIPTION

An imposing five-storey, end of terrace, period building currently let to Peepers Opticians. The Tenant has served the town since 1986. The upper floors can be accessed through the shop or via an independent entrance to the rear. The property lies within a Conservation Area.

ACCOMMODATION

Ground Floor:

Retail Sales	approx. 498ft ² [37.2 m ²]
Rear Lobby	approx. 47ft ² [4.3 m ²]
Rear Consulting Room 1	approx. 54ft ² [5.0 m ²]
Rear Consulting Room 2	approx. 186ft ² [17.2 m ²]
WC	
Rear Courtyard	not measured

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.

Basement (accessed via trap door):

Stores	approx. 401ft ² [37.2m ²]
Boiler room	approx. 81ft ² [7.5m ²]

First Floor:

Room 1 (front)	approx. 196ft ² [18.2 m ²]
Room 2 (middle)	approx. 111ft ² [10.3 m ²]
Staff	approx. 100ft ² [9.2 m ²]
Teapoint	approx. 13ft ² [1.2 m ²]
2 x WCs	
Entrance Hall to upper floors	approx. 53ft ² [4.9 m ²]

Second Floor:

Workshop	approx. 135ft ² [12.5 m ²]
Room 1	approx. 203ft ² [18.8 m ²]
Room 2	approx. 117ft ² [10.8 m ²]

Third Floor:

Room 1	approx. 208ft ² [19.3 m ²]
Room 2	approx. 126ft ² [11.7 m ²]
WC	

TENURE

Freehold [Title TT149990] subject to the existing occupational lease, existing sub-lease and any wayleaves, rights of way, etc.

The property is let to Peepers Limited for a term of 20 years from 29 September 2023 at a passing rent of £51,500 per annum exclusive. The lease incorporates rent reviews in 2028, 2033 and 2038.

There is a sub-lease of part of the second floor to HLC-Bromley Limited for a term of 3 years from 1 April 2024 at £12,000 per annum.

GUIDE PRICE

£800,000 (EIGHT HUNDRED THOUSAND POUNDS).

VAT

We are advised that the sale price will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the Property is assessed for Business Rates as follows:

GF & FF	RV	£28,250
SF	RV	£7,200
TF	RV	£3,400

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:

Bracketts

Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, GRANT OF PROBATE, COMPLETION OF AML DUE DILIGENCE & PROOF OF FUNDS

16.04.26.DB



