

FOR SALE  
OR TO LET



FOR SALE/TO LET - Showroom Premises with Garage & Gated Yard / Parking  
NIA Approx. 858ft<sup>2</sup> [79.7m] plus Garage of 268ft<sup>2</sup> [24.8m<sup>2</sup>]  
57 High Brooms Road, Tunbridge Wells, Kent TN4 9BW

When experience counts...

est. 1828  
**bracketts**

**FOR SALE/TO LET**

**SHOWROOM WITH GARAGE  
& GATED YARD / PARKING**

**GF: NIA APPROX. 427FT<sup>2</sup> [39.6M<sup>2</sup>]**

**FF: NIA APPROX. 431FT<sup>2</sup> [40.0M<sup>2</sup>]**

**GARAGE: GIA APPROX. 268FT<sup>2</sup> [24.8M<sup>2</sup>]**

**57 HIGH BROOMS ROAD  
TUNBRIDGE WELLS  
KENT  
TN4 9BW**



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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



57 High Brooms Road Southborough TUNBRIDGE WELLS TN4 9BW		Energy rating <b>B</b>
Valid until 14 December 2035	Certificate number 2180-3252-6050-9295-5885	
Property type	Retail/Financial and Professional Services	
Total floor area	84 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E. You can read <a href="#">guidance for landlords on the regulations and exemptions</a> .		
<b>Energy rating and score</b>		
This property's energy rating is B.		
Under 0	<b>A+</b>	Net zero CO2
0-25	<b>A</b>	
26-30	<b>B</b>	44 B
31-35	<b>C</b>	
36-50	<b>D</b>	
51-75	<b>E</b>	
76-100	<b>F</b>	
101-125	<b>G</b>	
126-150		
Over 150		

Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

## 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 the Capital (journey time of approximately 60 minutes).

The property is situated on the south side of High Rooms Road approximately 0.3 miles northwest of High Brooms station.

## DESCRIPTION

Two storey showroom premises with garage and gated yard / parking to the rear. Our client believes that the property may have development potential subject to securing planning and any other statutory consents.

## ACCOMMODATION

### Ground Floor:

Main Sales / Office	NIA Approx. 325ft <sup>2</sup> [30.1m <sup>2</sup> ]
Kitchen	NIA Approx. 90ft <sup>2</sup> [8.3m <sup>2</sup> ]
Lobby / Store WC	NIA Approx. 12ft <sup>2</sup> [1.1m <sup>2</sup> ]

Garage / Store	GIA Approx. 268ft <sup>2</sup> [24.8m <sup>2</sup> ]
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Rear Yard / Parking	GEA Approx. 952ft <sup>2</sup> [88.4m <sup>2</sup> ]
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### First Floor:

Front Office	NIA Approx. 319ft <sup>2</sup> [29.6m <sup>2</sup> ]
Rear Stores	NIA Approx. 112ft <sup>2</sup> [10.4m <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.

## TENURE

### OPTION 1

Freehold with vacant possession [Title No. K738407].

### Guide Price

Offers in excess of £300,000 (THREE HUNDRED THOUSAND POUNDS)

### OPTION 2

The premises are available by way of a full repairing and insuring lease for a term to be agreed. The provisions of sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

### Guide Rent

£15,000 per annum exclusive - rent payable quarterly in advance on the usual quarter days. The ingoing tenant will be required to provide a rental deposit.

## VAT

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

## BUSINESS RATES

Enquiries of the VOA website indicate that the Rateable Value is £12,750 from 1 April 2026.

The small business rate multiplier for 2026/2027 is 43.2 pence to £.

Any interested applicant must rely upon its own enquiries of the local rating authority.

## 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

M: 07739 535468

E: darrell@bracketts.co.uk



### OPTION 1

SUBJECT TO CONTRACT, PROOF OF FUNDS AND AML.

### OPTION 2

SUBJECT TO CONTRACT, RENTAL DEPOSIT, REFERENCES AND AML.

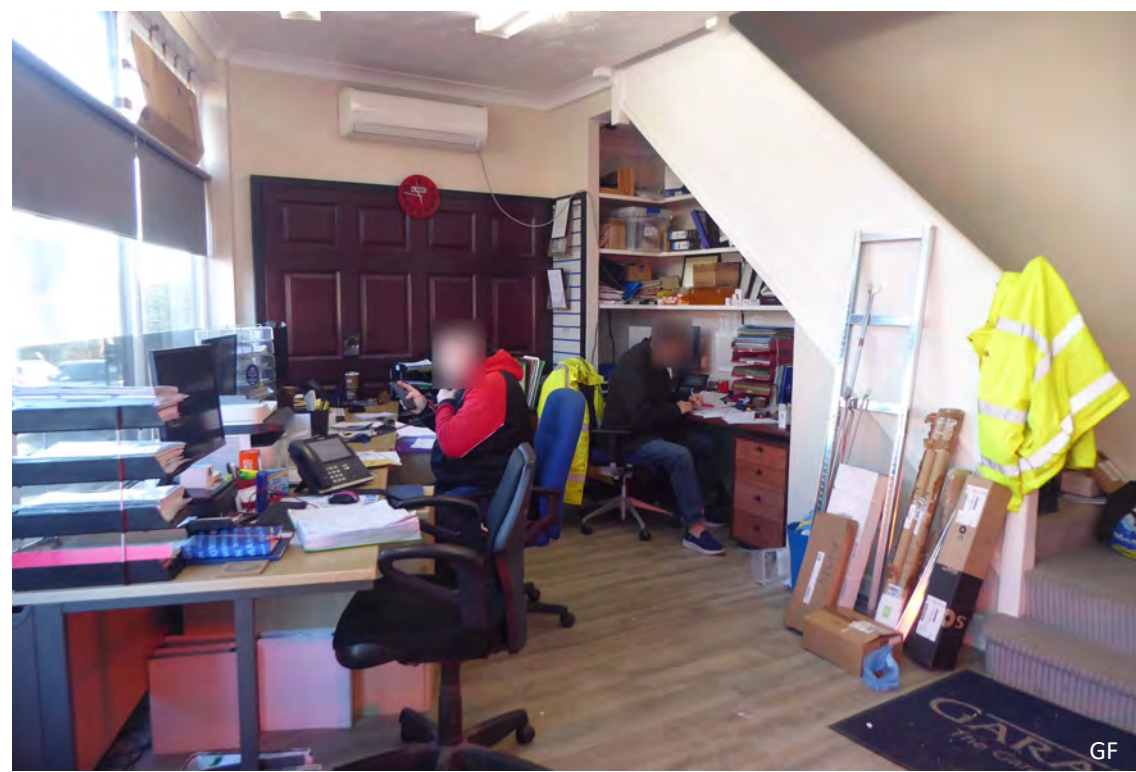
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GF



FF



GF