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Virtual Freehold Office Suite For Sale
Delightful Period Building
SUITE B2 PROSPECT HOUSE
11-13 LONSDALE GARDENS, TUNBRIDGE WELLS TN1 1NU



LOCATION

Situated in the heart of Tunbridge Wells being only a few minutes walk from the mainline railway station with its excellent train service to London. Lonsdale Gardens adjoins the shopping thoroughfare Mount Pleasant. It is an established well known and sought after professional area with a wide variety of firms located in the vicinity including accountants, recruitment agencies and solicitors.

ACCOMMODATION

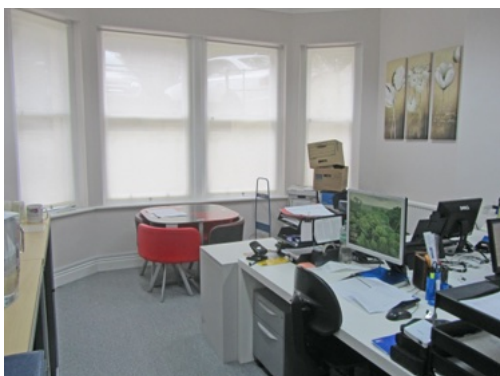
Suite B2 is currently arranged as a single large room on the lower floor of this impressive building. There is a shared ground floor reception area with electric door entry phone system and a post area. A door leads to an inner lobby with access to shared cloakroom facilities, to stairs and a lift.



Lower Ground Floor

Lobby Access to fire escape, lift + shared male & female cloakrooms.
Door to:

Suite B2



Overall dimensions
13'6" x 18'3" (4.1m x 5.6m)
246 sq ft (22.9 sq m)

Delightful light, airy space with strip lights, carpet, radiators+ door entry phone system.

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SHOPS
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OFFICES
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FABRIQUES
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WAREHOUSES
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LEASE RENEWALS
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RATING
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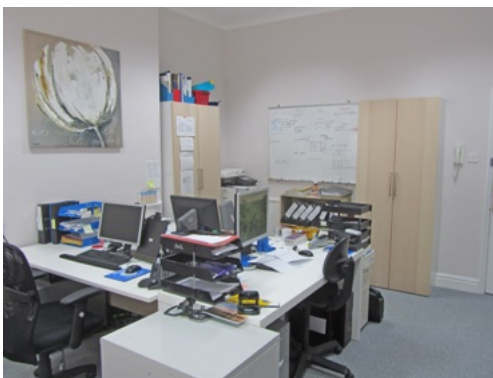
2. B2, 11-13 Lonsdale Gardens, Tunbridge Wells

TERMS

Long Leasehold

The premises are held on the residue of 999 year lease from 1 May 2005.

There is a ground rent payable at a rate of £200 per annum rising by £50 at the end of every 15 year period thereafter of the term. The occupier is responsible for maintaining the internal surfaces of the premises including doors and window frames.



PRICE

Offers in the region of £75,000 for the long leasehold interest with full vacant possession.

Alternatively

The Owner is prepared to consider granting a 1 - 3 year letting agreement at a rent of £6,250 per annum exclusive of any rates. The agreement would not have automatic rights to renew.

RATES

Local Authority: Tunbridge Wells SBR (25/26): 49.9p
Rateable value : £3,550

N.b.

Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

SERVICE CHARGE

There is a service charge for cleaning and maintaining the common parts of the building including lighting, fire prevention, fire detection, the lift, heating and the structure of the building including building insurance. The cost for this unit in 2025 is £850 per quarter + VAT.

VAT

Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC

The vendor has been advised that a new energy performance certificate is required the previous one having expired.

VIEWING

Strictly by prior appointment with agents, **Lawson Commercial.**

250907

continued

COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. **B2, 11-13 Lonsdale Gardens, Tunbridge Wells**

