

**FOR SALE  
FREEHOLD  
INVESTMENT**



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**FOR SALE - Freehold Town Centre Office Investment**  
NIA Approx. 5,208 ft<sup>2</sup> [483.8M<sup>2</sup>]\*: Rent Reserved £84,240 pa  
7 Vale Avenue, Royal Tunbridge Wells, Kent TN1 1DJ

*When experience counts...*

est. 1828  
**bracketts**

**FOR SALE  
FREEHOLD**

**MULTI-LET TOWN CENTRE  
OFFICE INVESTMENT**

**NIA APPROX. 5,208 FT<sup>2</sup> [483.8M<sup>2</sup>]\***

**RENT RESERVED £84,240 PA**

**GUIDE PRICE £1,100,000 PLUS VAT**

**7 VALE AVENUE  
ROYAL TUNBRIDGE WELLS  
KENT  
TN1 1DJ**



**Darrell Barber MRICS**

**darrell@bracketts.co.uk**

**01892 533733 / 07739 535468**

**SUBJECT TO CONTRACT & PROOF OF FUNDS**



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## 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 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is centrally located on the southern side of Vale Avenue within the heart of the professional business district and close to both the station and the Torrington multi-storey car park. Nearby occupiers include Thomson Snell & Passmore, Regus and Premier Inn.

The property is conveniently positioned to access the retail and leisure facilities on the High Street and in the historic Pantiles

## DESCRIPTION

An imposing two storey office building with undercroft and surface car parking.

## TENURE

Freehold [Title K512276] subject to existing occupational leases.

## GUIDE PRICE

£1,100,000 [One Million One Hundred Thousand Pounds]

### 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.

## TENANCY SCHEDULE

Unit	Use	Tenant	Lease	Passing Rent
Ground Floor 3 car spaces	Eye care Centre	Tunbridge Wells Eye Centre Limited Guaranteed by Private Individuals	15 years from 05.08.2022 with rent review and tenant breaks at 05.08.2027 and 05.08.2032. Outside LL&T Act 1954. Rent deposit of £15,000. Schedule of condition.	£30,000 pa
First Floor (N) 1 car space	Office	Oaklands Aerospace Limited	6 years from 18.12.2022 with rent review at 18.12.2026. Mutual break at 18.12.2026. Outside LL&T Act 1954. Rent Deposit of £3,879.19.	£10,240 pa
First Floor (S) 4 Car spaces	Office	Fairstone Group Limited	9 years from 29.09.2023 with rent reviews and tenant breaks at 29.09.2026 and 29.09.2029. Outside LL&T Act 1954.	£44,000 pa
				<b>£84,240 pa</b>

## VAT

We are advised that VAT is applicable.

## PLANNING

The property is subject to a Non-immediate Direction made under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which removes permitted development rights to a use falling within Class C3 (dwellinghouses). The Direction came in to force on 20 August 2022.

## LEGAL COSTS

Each party to pay own costs.

## VIEWING

Strictly by prior appointment through the Sole Agent  
**Bracketts – 01892 533733**  
Contact: Darrell Barber  
darrell@bracketts.co.uk  
Mob: 07739 535468



Rev. 08.07.25/DB

## ACCOMMODATION

### Ground Floor:

(Tunbridge Wells Eye Centre Ltd)

NIA Approx. 2,100ft<sup>2</sup> [195.0m<sup>2</sup>]\*  
3 Car parking spaces

Communal / Shared Areas

Entrance Hall  
Kitchen  
Ladies & Gents WC's

### First Floor:

Office 1 (North): Oaklands Aerospace Limited

NIA Approx. 643ft<sup>2</sup> [59.7m<sup>2</sup>]\*  
1 Car parking space

Office 2 (South): Fairstone Group Limited

NIA Approx. 2,465ft<sup>2</sup> [228.9m<sup>2</sup>]\*  
4 Car parking spaces

\* Floor areas provided by client - Any interested party must rely upon own inspection and measurement.

## BUSINESS RATES

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

Ground Floor: RV £38,500  
First Floor (N): RV £9,800  
First Floor (S): RV £35,750

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





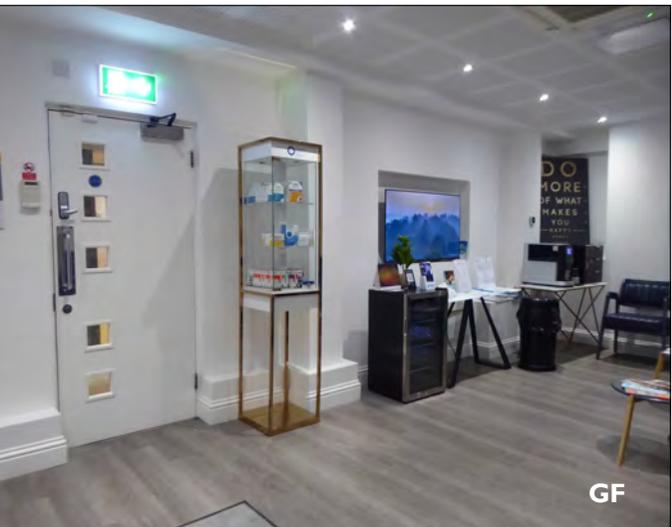
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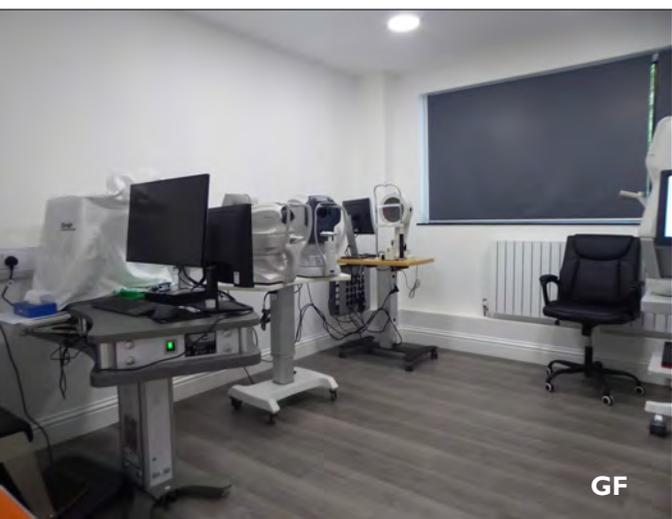
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Communal



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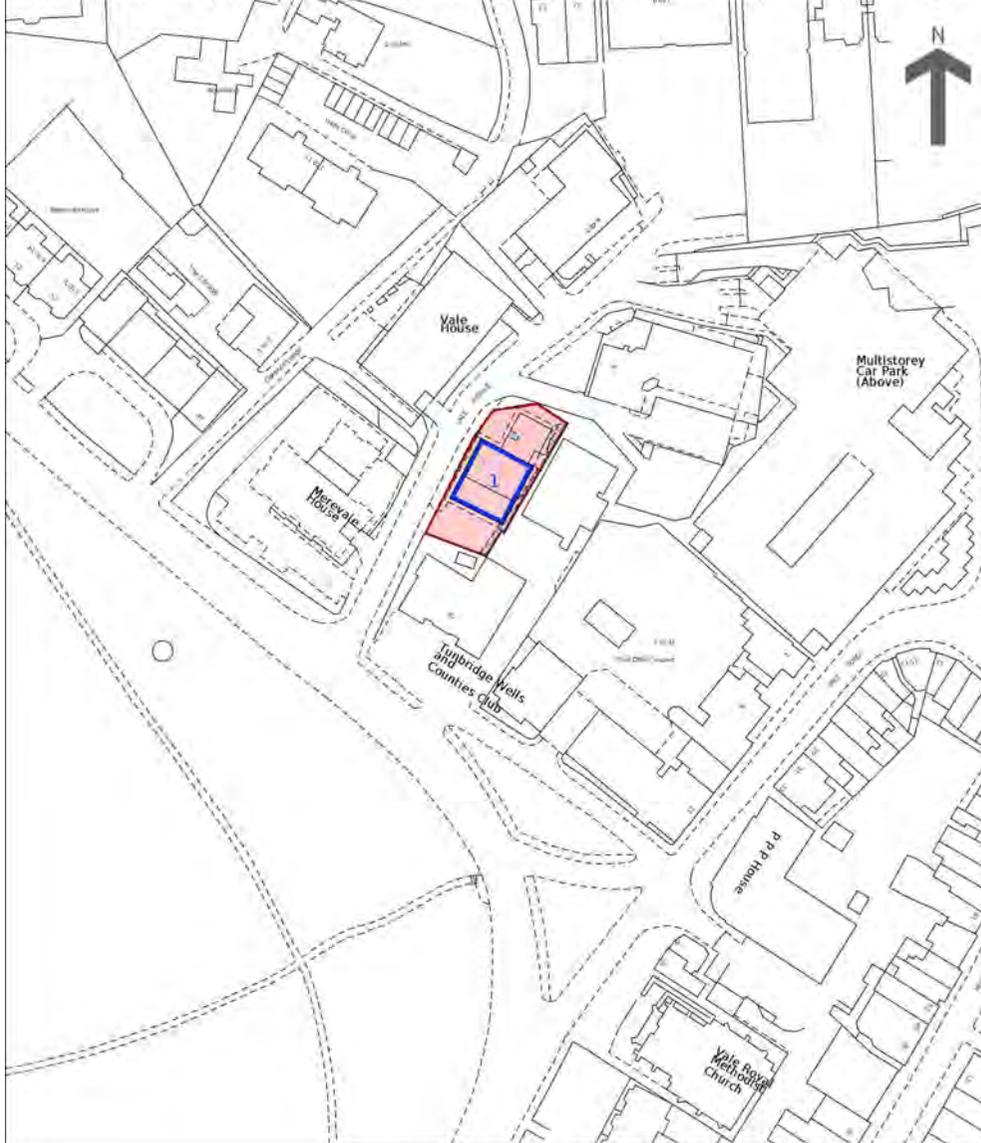
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**Energy performance certificate (EPC)**

Current Floor Office 1 Vale House TUNBRIDGE WELLS TN11 1UJ	<b>D</b>	Valid until 31 September 2021
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Property type **D1 Non-residential institutions - Primary Health Care Building**  
Total floor area **200 square metres**

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is D.



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.

**Energy performance certificate (EPC)**

1st Floor Office 1 Vale House TUNBRIDGE WELLS TN11 1UJ	<b>D</b>	Valid until 17 May 2021
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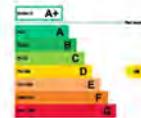
Property type **Offices and Workshop Businesses**  
Total floor area **304 square metres**

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is D.



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.



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