

Tonbridge – 13,15,17 Quarry Hill Road & 1,2,3 Skinners Terrace
Freehold Office Investment with Residential Development Opportunity
Planning approved for conversion to 10 x 1-Bed Flats



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





Tonbridge – 13,15,17 Quarry Hill Road TN9 2RN & 1,2,3 Skinners Terrace TN9 2SP

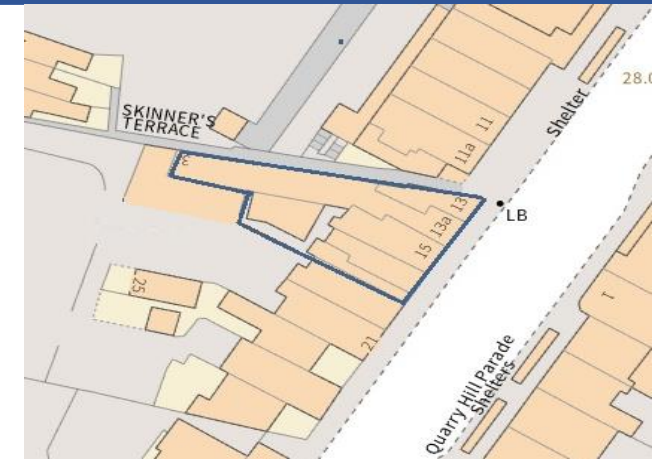
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Investment Consideration:

- Purchase Price: £840,000
- Rental Income: £8,100 p.a.
- VAT is NOT applicable to this property
- Comprises three self-contained office suites arranged over ground, lower ground, first and second floor
- Residential development opportunity. Planning approved in July 2023 for conversion to 10 x 1-Bed Flats.
- Option to additionally purchase the 3 ground floor shops, subject to separate negotiation
- Located within 100m from Tonbridge Rail Station with nearby occupiers including Lidl and McColl's.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1 Skinners Terrace & 15A/17A Quarry Hill Road	First Floor: Offices Second Floor: Offices Basement: Storage 292 sq m (3,143 sq ft)		Vacant		
No. 2 Skinners Terrace (First Floor)	First Floor: Offices 26 sq m (280 sq ft)		Vacant		
No. 3 Skinners Terrace (Ground Floor)	Ground Floor: Offices 68 sq m (730 sq ft)	Kindred Hearts Limited	6 Years from 15 February 2018	£8,100	Note 1: IRI Note 2: Lease outside Landlord & Tenant Act 1954 Note 3: Tenant willing to vacate earlier
No. 13/15/17 Quarry Hill Road (Ground Floor)	3 Retail Shops: Sold-Off	Individual	999 Years from 2023	Peppercorn	Note 1: FRI Note 2: Option to purchase the shops, subject to a separate negotiation
Total				£8,100	

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Property Description:

The property comprises three self-contained office suites at ground, lower ground, first and second floor, providing the following accommodation and dimensions:

No. 1 Skinners Terrace & 15a/17a Quarry Hill Road

First/Second Floor: Offices

Basement: Storage

292 sq m (3,143 sq ft)

No. 2 Skinners Terrace

First Floor: Leisure

26 sq m (280 sq ft)

No. 3 Skinners Terrace

Ground Floor: Offices

68 sq m (730 sq ft)

Total gross internal area of 386 sq m (4,153 sq ft)



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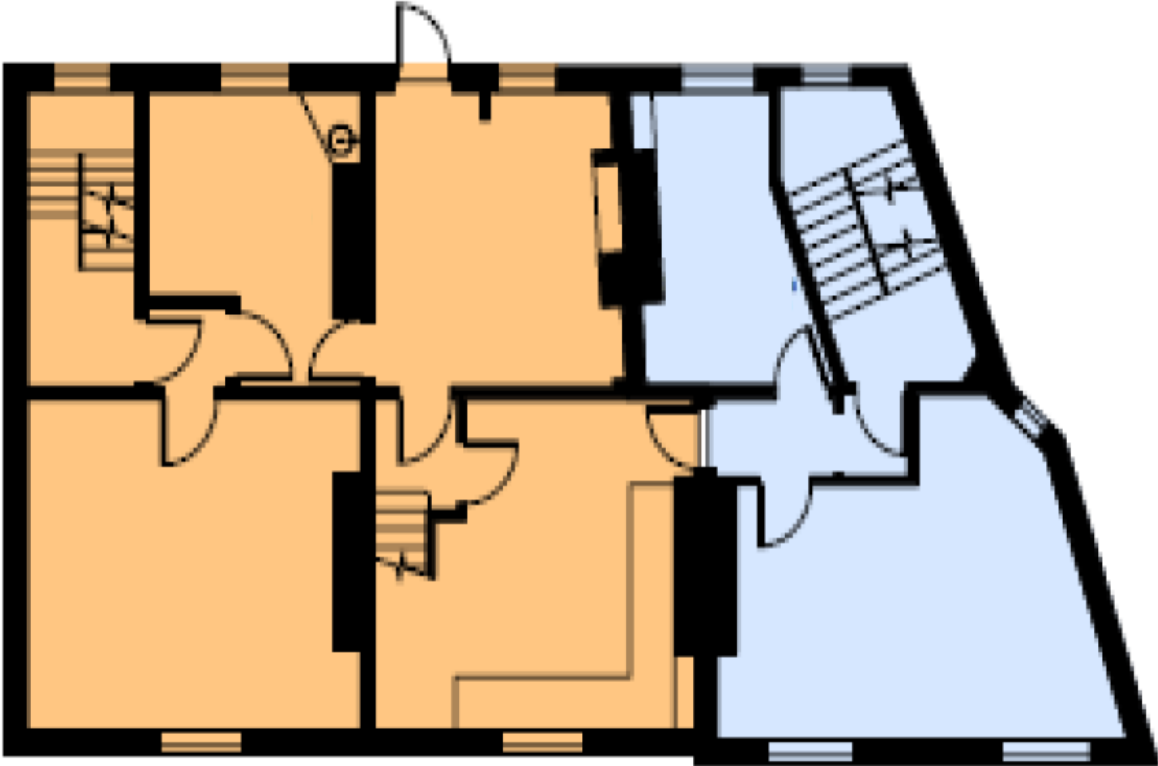
Tenancy:

Offices No.1 and No.2 Skinners Terrace are at present vacant.

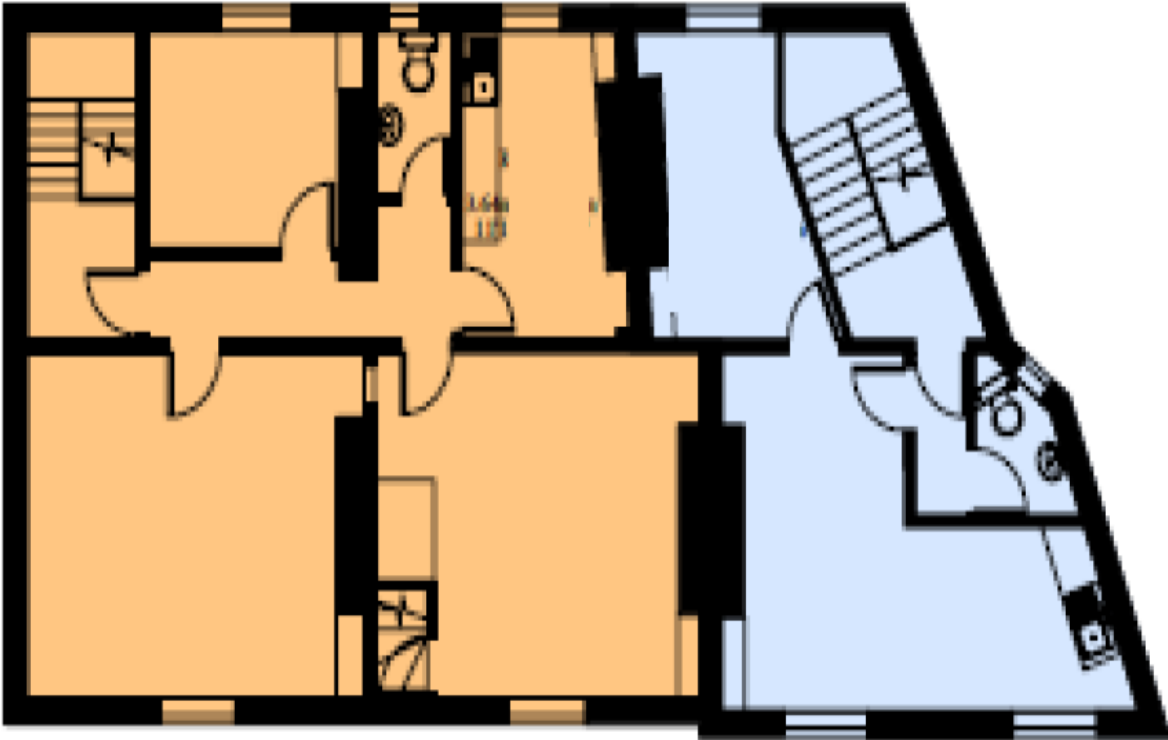
Office No.3 Skinners Terrace is at present let to Kindred Hearts Limited for a term of 6 Years from 15th February 2018 at a current rent of £8,100 p.a. and the lease contains internal repairing and insuring covenants. Lease outside Landlord & Tenant Act 1954. Tenant willing to vacate earlier.



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Existing First Floor



Existing Second Floor

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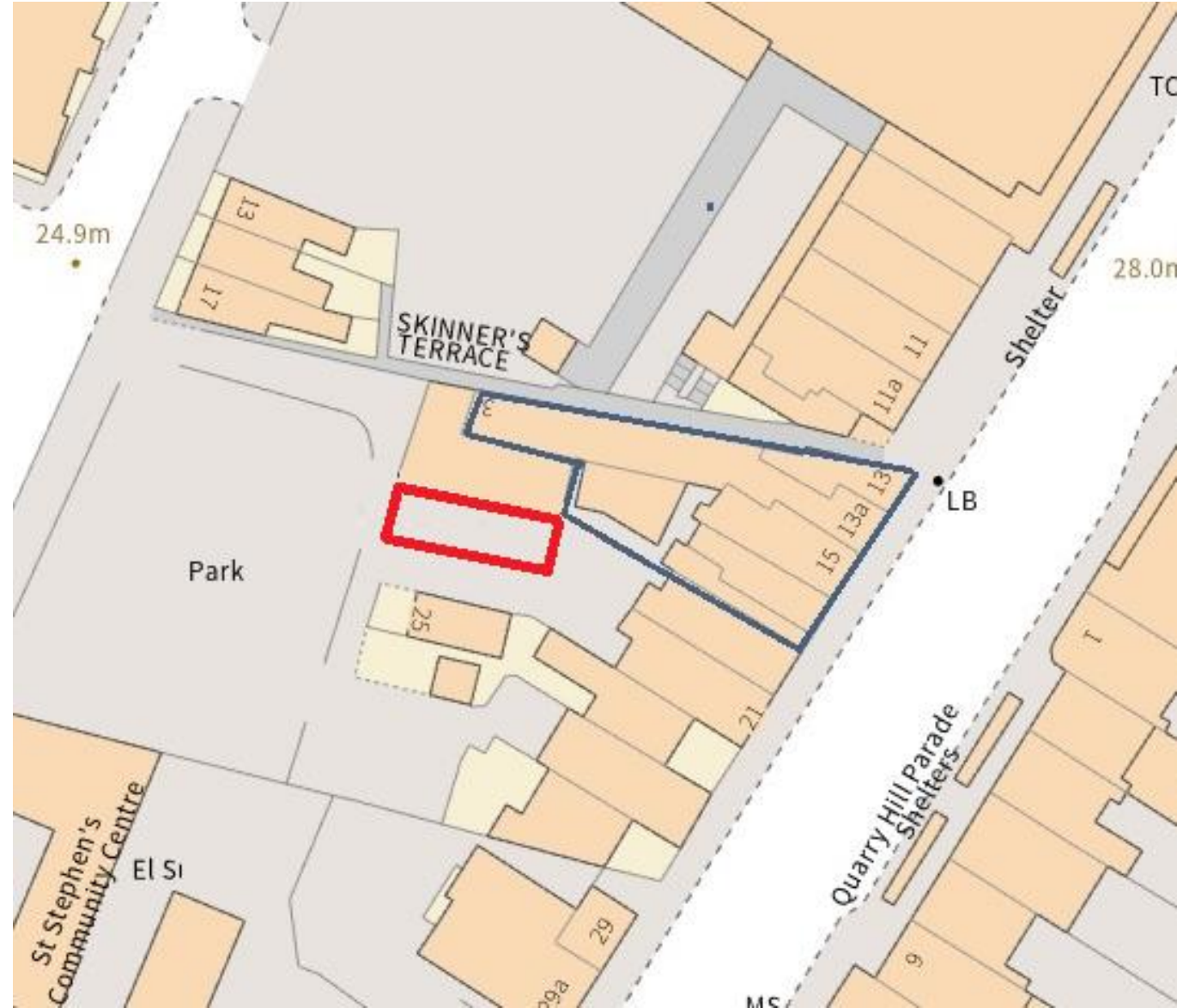


Development Opportunity:

Planning approved in July 2023 for conversion of existing office accommodation and single storey extension (Skinners Terrace) to form a total of 10 x 1-Bedroom Flats.

The Vendor is willing to offer an adjacent plot of land (marked in red) for a term of 12-18 months to any potential buyer, for construction materials deliveries and storage during the development project.

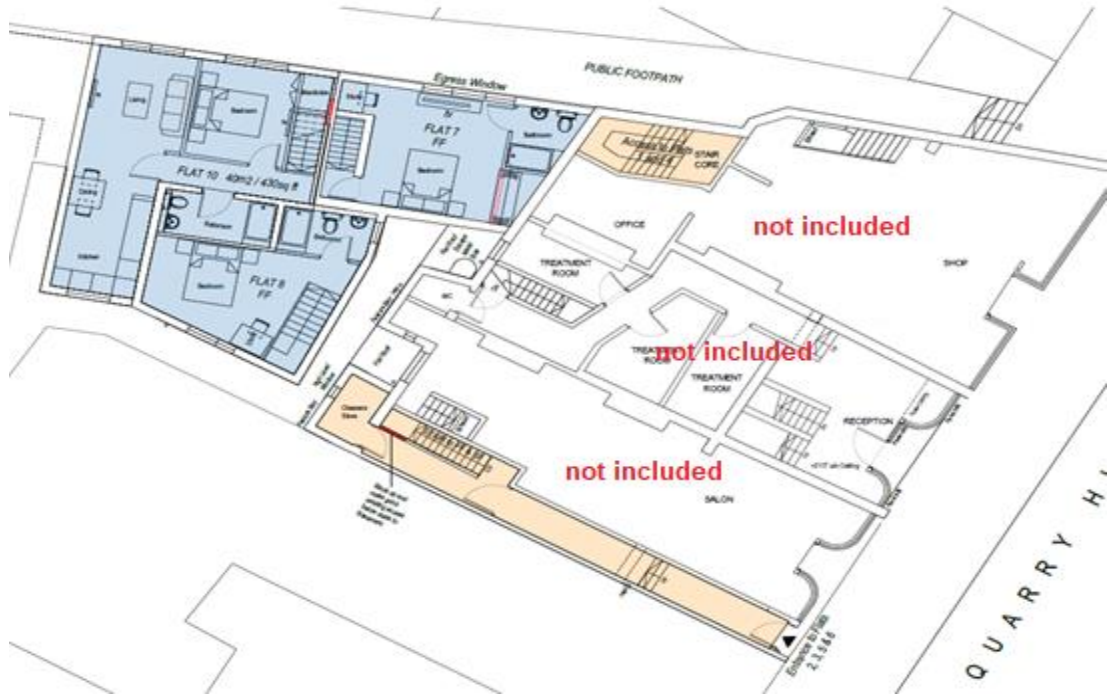
For more information please refer to Tonbridge & Malling Planning Portal with planning reference [22/00969/FL](#).



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Approved Ground Floor:

- Flat 10 - 40 sq m (430 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC
- Flat 7 - 44 sq m (474 sq ft)
Bedroom, Bathroom/WC
- Flat 8 - 54 sq m (581 sq ft)
Bedroom, Bathroom/WC



Approved Lower Ground Floor:

- Flat 9 - 40 sq m (430 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC
- Flat 7 - 44 sq m (474 sq ft)
Kitchen/Living Room
- Flat 8 - 54 sq m (581 sq ft)
Kitchen/Dining Room, Living Room

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Approved First Floor:

- Flat 1 - 35 sq m (377 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC
- Flat 2 - 35 sq m (377 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC
- Flat 3 - 35 sq m (377 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC



Approved Second Floor:

- Flat 4 - 35 sq m (377 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC
- Flat 5 - 35 sq m (377 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC
- Flat 6 - 35 sq m (377 sq ft)
Kitchen/Living Room, Bedroom, Bathroom/WC

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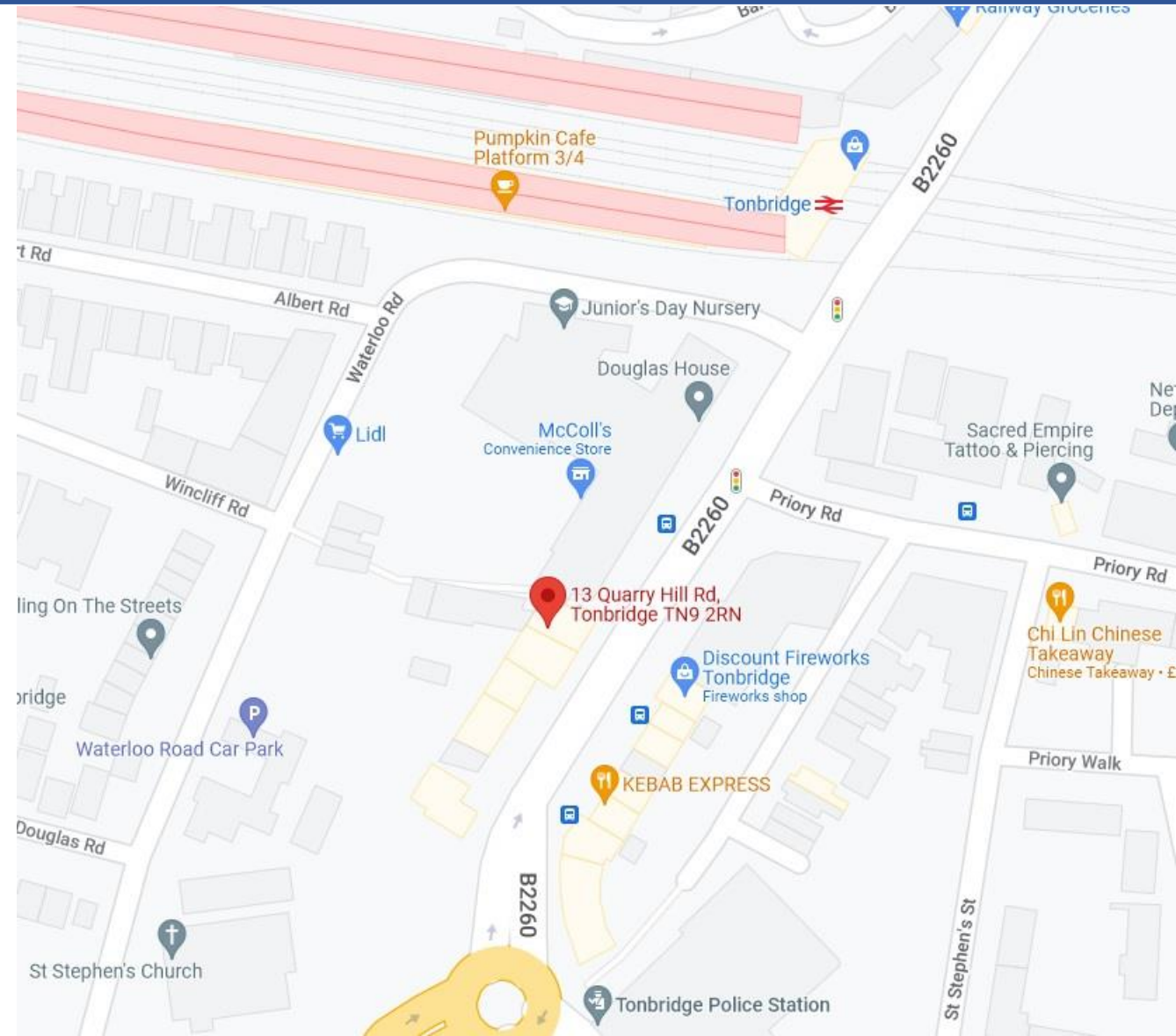
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Location:

Tonbridge is a thriving market town with a resident population of approximately 40,000. The town offers an excellent range of retail and leisure facilities with many High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local pubs. It boasts a fine example of a 'Motte and Bailey' castle built in the 13th century, set on the banks of the river Medway. The property is situated on the Western side of Quarry Hill Road at the southern end of the town within 100m of Tonbridge Station. Nearby commercial occupiers Lidl, McColl's and a range of local occupiers and retailers.



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Contacts:

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