



# RPRS

CONTACT

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## FOR SALE

**£ 725,000**

**Warehouse premises with parking and development potential (STP)**

#### ADDRESS

Blue Pelican House,  
29a Mount Ephraim,  
Tunbridge Wells  
TN4 8AA

#### SIZE

543.40 m<sup>2</sup> (5,850 ft<sup>2</sup>)  
Approx. gross internal floor area

#### KEY FEATURES

- + Warehouse and premises
- + In need of renovation
- + Roller shutter doors
- + Town centre location
- + Suitable for development (STP)
- + Suitable for a variety of uses (STP)
- + 7/8 Car parking spaces
- + Flying freehold
- + Sold with vacant possession

#### OVERVIEW

The industrial accommodation is of brick and steel construction and provides open plan accommodation on a single level with roller shutter door access. The property is held on a flying freehold title and occupies the first floor level on the southern elevation. There are seven car parking spaces.

The property and site are suitable for development of a variety of uses, subject to obtaining correct planning consent.

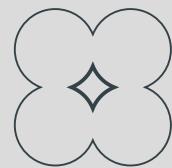
#### LOCATION

The property is located in Royal Tunbridge Wells, a well-established and affluent commercial centre in Kent. The town benefits from strong footfall, a broad consumer catchment and a balanced mix of national retailers, independent businesses and professional services. Nearby commercial areas such as The Pantiles, Calverley Road and Mount Pleasant Road provide a vibrant trading environment suited to a wide range of occupiers.

Tunbridge Wells railway station offers regular services to London, while the A21 provides direct access to the M25 and wider motorway network. Ample public parking and strong transport links support accessibility for customers and staff, making this an attractive and practical commercial location.

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## ACCOMMODATION

**TOTAL** 543.40 m<sup>2</sup> 5,850 ft<sup>2</sup>  
Approx. gross internal floor area

## SERVICES

We understand the property has mains electricity (3 phase) and water. Unknown drainage and gas supply. None of the supplies have been tested and interested parties should make their own investigations.

## PLANNING

We understand the property has planning consent for C1 usage.

Furthermore, we understand that the property has lapsed planning for conversion into 4 residential dwellings - 20/03626/FULL (July 2021)

Purchasers should make their own enquiries to satisfy themselves through Tunbridge Wells Council.

## RATEABLE VALUE

We understand the property has been removed from the ratings list. Purchasers to make their own investigations through the Valuation Office Agency.

## TENURE

Flying freehold

## GUIDE PRICE

£725,000

## VAT

VAT may be applicable to the purchase price. Purchasers to make their own enquiries.

## VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - [property@rprs.co.uk](mailto:property@rprs.co.uk)

## NOTE

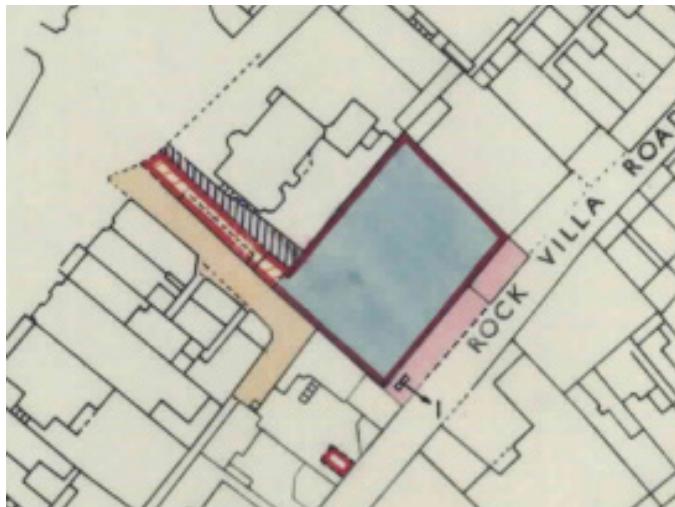
As this is an insolvency related sale, we have limited information available. Interested parties should make their own investigations on all matters.



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Energy Performance Certificate (EPC)  
Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: January 2026