



106-112 Calverley Road, Royal Tunbridge Wells, South East TN1 2UN

For Sale / To Let

- > **Prominent Showroom on Ground and First Floor**
- > **4,439 sq ft Sales**
- > **152 Ft Frontage to Calverley and Crescent Road**
- > **A1 Retail with potential for alternative uses.**

For enquiries and viewings please contact:



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Location

Royal Tunbridge Wells is an attractive and prosperous commuter town located in the heart of Kent, some 38 miles from Central London.

The property sits in a prominent location on the junction of Calverley Road and Crescent Road on one of the main access roads (A264) from A21 Pembury Bypass.

The unit is approximately 100 yards to the south-east of the pedestrianized section of Calverley Road which, together with Royal Victoria Place Shopping Centre, provides the prime retailing facilities in the town.

One of the principal town centre car parks is approximately 75 yards away on Crescent Road providing some 1,085 spaces.

Description

the property comprises a large retail showroom on ground and first floors with ancillary accommodation at basement level, together with seven apartments known as Carrs Court on the upper floors.

Constructed in the early part of the 20th Century of brick and slate roofs the upper floors have been reconfigured to provide self-contained apartments.

Accommodation

	Sq M	Sq Ft
Ground Floor Showroom	283.7	3,054
Ground Floor Staff & Store	23.6	254
First Floor Showroom	128.7	1,385
Basement (not used)	117.1	1,260
Total	553	5,953

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Frontage to Calverley Road 73 ft
Frontage to Crescent Road 79 ft

Planning

The unit is within the Tunbridge Wells Conservation Area but is not listed as being of special architectural or historic interest.

Tenure

The property is available on a new lease, on terms to be agreed between the parties.

Business Rates

Property Description: Shop & Premises

Rateable Value: £47,500

Rates Payable: £23,702.50 (based on the small business rates of 49.9p, effective until March 2025).

All retail, leisure and hospitality users may be entitled to 75% rates relief or rates payable up until April 2025.

(Source: VOA)

Price/Rent

£60,000 per annum exclusive or £650,000 exclusive of VAT

Freehold is available with vacant possession on the retail unit and includes £1,650 pa ground rent payments from the apartments above. Details of price on request.

EPC

The premises has an EPC assessment of: C - 54

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 03-Jun-2024



