

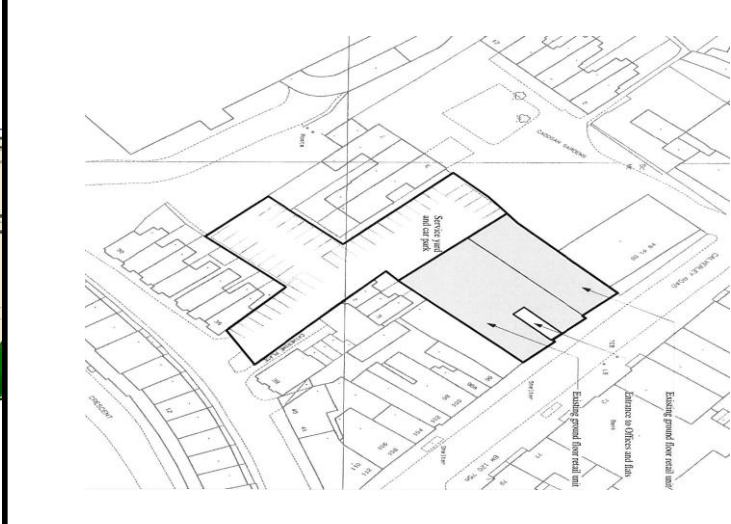


durlings

chartered surveyors
and property consultants

REFURBISHED OFFICES
1,565-7,650 sq ft
30 CAR SPACES
TO LET

- Hargreaves House • 86-92 Calverley Road • Tunbridge Wells • Kent • TN1 2LX •
Retail & Residential Investment / Development Opportunity
Iceland Frozen Foods Ltd & Blockbuster Entertainment Ltd – currently producing £153,000 pa
Retail Area – 8135 sq ft & Vacant offices - 7820 sq ft – (Planning for 14 apartments)
46 car spaces – 0.5 acres



**chartered surveyors
and property consultants**

COMMERCIAL

Viewing Details

Contact Rupert Farrant
or Julie Chalmers on

01892 552 500

info@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Rd, Tunbridge Wells, TN1 1ED



RICS

The mark of
property professionalism worldwide

Location

Tunbridge Wells is an affluent and historic spa town located approximately 35 miles south east of central London with a resident population of around 100,000 people.

The town is situated on the A26 which links via the A21 dual carriageway with junction 5 of the M25 motorway and has a frequent train service to Cannon Street, London (average journey time approx. 60 minutes).

The property is in the heart of the town centre on the non-pedestrianised section of Calverley Road.

Description

Town centre offices arranged over two floors of a mixed use building, with car parking at the rear.

The ground floor comprises 2 large retail units. The upper parts comprise two floors of offices of 7820 sq ft. In addition there are approximately 4000 sq ft of basement vaults.

There are 43 car spaces to the rear.

Accommodation (net)

Retail

86 (Blockbuster) –	3049 sq ft (283.26 sq m)
92(Iceland) –	5086 sq ft (472.78 sq m)
Sub Total –	8135 sq ft (755.76 sq m)

Offices

Entrance hall and staircase leading to:

First Floor

Front Office	2352sq ft (218.5sq m)
Rear Office	1578sq ft (146.6sq m)

Second Floor

Front Office	2352sq ft (218.5sq m)
Rear Office	1578sq ft (146.6sq m)

Sub Total 7860sq ft (730.2sq m)

Total 15995 sq ft (1485.96 sq m)

Basement

Basement vaults approximately 4000sq ft (371.6sq m).

Car parking – 46 spaces

Leases

Retail –

Unit 1&2 - Iceland Frozen Foods Ltd – 24/06/2004 – 10 yrs, FRI - **£75,000 pax**

Outstanding review of 24/06/2009

Unit 3 – Blockbuster Entertainment. Ltd. – 24/06/2005 – 10 yrs, FRI - **£46,000**

pax - Outstanding review – 24/06/2010

Car Park – 46 spaces

6 – Allocated for existing retail tenants

40 – Leased on licenses @ £800 each = £32,000

Planning

Planning consent (subject to sect. 106) of the upper floors, to include a new 3rd floor, to provide 14 apartments, as follows (planning ref: - TW/09/00619):-

9 no. 1 bed

2 no. 2 bed

3 no. 3 bed

There are proposed plans for a new detached office building of 4595 sq ft in car park – not submitted.

Guide Price

Offers in excess of £2.25 million (conditional offers may also be considered)

Plans / Documents

Full details available on request

Disclaimer

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (ii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iii) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (iv) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.
- (v) Details prepared - 26.04.12