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10 Lonsdale Gardens • Tunbridge Wells • Kent • TN1 1NU

Period Office Building For Sale - 3022 sq ft (280 sq m)

Leased and currently producing rental income of £36,750 per annum

COMMERCIAL

Location

Royal Tunbridge Wells is an affluent spa town situated in North West Kent, approximately 40 miles south east of central London.

Lonsdale Gardens is a private road on the Belvedere Estate, in a central position, directly off Mount Pleasant Road, with access to the town's mainline station being within 250 metres.

Lonsdale Gardens predominately comprises period office buildings. Clanricarde Gardens to the north has a mix of residential and office uses. There is a current trend for conversion from office use to residential.

Description

A period office building, arranged over ground and two upper floors, via a central staircase, along with a small basement archive room. Currently there are tarmac parking area, to the front and rear of the property. The principal tenant has a separate license arrangement with no.8, the adjoining property, to cross their car park and access the rear parking area.

The property retains numerous period features.

The property has potential for conversion to residential, either for apartments or a single house – subject to the usual local authority consents.

Floor Areas

Ground –

Offices – 915 sq ft

Stores – 15 sq ft

(from this room there is hatch and ladder access to a basement store – not measured)

Rear extension – self-contained store – 150 sq ft *(leased separately to Thomson Snell Passmore)

First –

Offices – 841 sq ft

Stores & Kitchen – 152 sq ft

Second –

Offices – 864 sq ft

Stores – 220 sq ft

Total – 3022 sq ft (280.6 sq m) – **net internal area**

4302 sq ft (399.7 sq m) – **gross internal area**

Tenure

Freehold – subject to the occupational tenancies described below.

Occupational Leases

The large majority of the property is leased to a firm of accountants.

The ground floor rear extension archive store is to be leased to Thomson Snell & Passmore, a firm of solicitors, on coterminous terms to the principle lease. The rent is to be £750 per annum, exclusive of all other outgoings.

The salient lease terms of the principal lease are as follows:

Tenant – Wells Professional Partnership LLP

Term – 10 years from 28th November 2013

Rent - £36,000 per annum, exclusive of all other outgoings.

Rent Review – 28th November 2018 – on an "upward only" basis.

Repairs & Maintenance – Tenant responsible to keep the building in good and tenable repair and condition. This obligation is subject to a Schedule of Condition.

Insurance – Landlord to insure, and recover premium from the tenant.

Break Clause – The tenant has the ability to determine the lease on 28th November 2018, on providing a minimum of 6 months' notice.

Alienation – The tenant has the ability to assign or under let the whole of the premises, only, subject to landlord's consent. With an assignment the tenant is to enter into an Authorized Guarantee Agreement.

Pre-Emption Right to Purchase – The tenant has the ability to purchase the property, within 3 months, at the agreed sale price.

Guide Price

£800,000

Terms

The sale is subject to the pre-emption clause within the occupational lease.

Viewings

The property is occupied so therefore all viewings are to be strictly by appointment, and accompanied through the sole agent's offices –

Legal Costs

Each party to be ultimately responsible for their own legal costs.

An undertaking will be required for the vendor's abortive legal costs should the proposed purchase withdraw from the transaction.

Important Notes:

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;

(ii) 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.

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(iv) 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.

(v) Whilst we endeavor 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.

- **Subject to contract.**
- **Subject to availability.**
- **Proof of funding shall be required to accompany any offer.**
- **Our client is not obliged to accept the highest or indeed any offer.**

Details prepared – 16.01.17



Viewing Details

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

