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

**Period Office Building For Sale - 3007 sq ft (279 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 comprises predominately 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 tenanted 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

### First –

Offices – 841 sq ft

Stores & Kitchen – 152 sq ft

### Second –

Offices – 864 sq ft

Stores – 220 sq ft

**Total – 3007 sq ft (279 sq m) – net internal area**

\*We have yet to confirm the floor area of the basement archive store.

## Tenure

Freehold – subject to the occupational tenancies described below.

## Occupational Leases

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

There is a small basement archive store to be leased to Thomson Snell & Passmore, a firm of solicitors, on cotermious terms to the principle lease. The current rent is £750 per annum, however subject to review as part of the new lease terms.

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

**Tenant** – Wells Professional Partnership LLP

**Term** – 10 years from 28<sup>th</sup> November 2013

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

**Rent Review** – 28<sup>th</sup> 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 28<sup>th</sup> 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 preemption 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;

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(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.**





## Viewing Details

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



