

**FREEHOLD  
FOR  
SALE**



**FOR SALE - Town Centre Building with Development Potential (STP)**

**NIA Approx. 1,174ft<sup>2</sup> [109.0m<sup>2</sup>]**

**Romary House, 26 Church Road, Tunbridge Wells, Kent TN1 1JP**

*When experience counts...*

**bracketts** est. 1828



**FOR SALE**

**TOWN CENTRE BUILDING  
WITH DEVELOPMENT  
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**ROMARY HOUSE  
26 CHURCH ROAD  
TUNBRIDGE WELLS**

**KENT  
TN1 1JP**



27/29 High Street  
Tunbridge Wells  
Kent

TN1 1UU

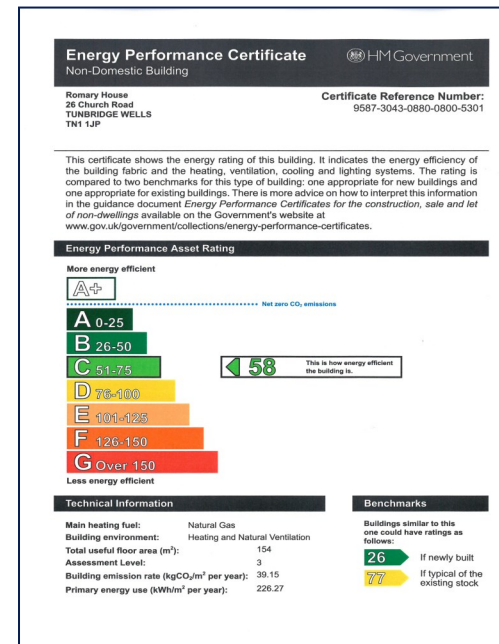
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Tel: (01732) 350503



## LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the northern side of Church Road close to its intersection with London Road (A26).

## DESCRIPTION

A Grade II Listed property arranged over raised ground, lower ground and two upper floors. The premises have recently been refurbished and benefit from gas fired central heating.

The property exhibits a plaque detailing how Queen Victoria visited Romary House on 23 December 1876 when it was being used as a biscuit factory.

Enquiries of the TWBC planning website indicate that the property benefits from a Planning consent for Change of Use to DI clinic — Refer Application 19/02847/FULL.

The property may suit other uses within Use class E (Commercial, Business and Service).

### Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Our client believes the property may have development potential for residential use (subject to securing planning and any other consents that may be required).

Any interested party must rely upon its own enquiries of the local planning authority.

## ACCOMMODATION

Lower Ground Floor:  
NIA Approx. 323ft<sup>2</sup> [30.0m<sup>2</sup>]

Raised Ground Floor:  
NIA Approx. 382ft<sup>2</sup> [35.5m<sup>2</sup>]

First Floor:  
NIA Approx. 304ft<sup>2</sup> [28.2m<sup>2</sup>]  
WC

Second Floor:  
NIA Approx. 165ft<sup>2</sup> [15.3m<sup>2</sup>]  
WC with Boiler Room off

**TOTAL NIA APPROX 1,174FT<sup>2</sup> [109.0M<sup>2</sup>]**

## TENURE

Freehold with vacant possession.

## GUIDE PRICE

£325,000 [Three Hundred and Twenty Five Thousand Pounds].

Our client is seeking unconditional offers.

## VAT

We are advised that VAT is not applicable.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as “Office and Premises” and has a Rateable Value of £7,000. The Small Business Rates multiplier for 2020/2021 is 49.9 pence in the £.

Subject to satisfying certain criteria the purchaser may qualify for small business rates relief.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the sole agent:  
**Bracketts Tel: 01892 533733.** Contact:  
Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

**SUBJECT TO CONTRACT, PLANNING (IF REQUIRED) AND PROOF OF FUNDS.**

**02.10.20.DB**



