

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

**OFFICE BUILDING FOR SALE
OR
TO LET**

**BELLS YEW GREEN [Frant]
TUNBRIDGE WELLS
900sq.ft [approx.]**

**** LONG LEASEHOLD FOR SALE ****

UNIT N THE BREWERY BELLS YEW GREEN TN3 9BD



52 High Street, Tunbridge Wells, Kent, TN1 1XF

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Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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Location:

Bells Yew Green is some 2 miles south east of Tunbridge Wells via the B2169. Frant station is close by which benefits from direct access to London Bridge, Cannon Street, Waterloo East and Charing Cross.

Description:

A self-contained 2 storey office building offering open plan space. The ground floor benefits from a separate kitchen and Male & Female WC facilities. The total area extends to approximately 900sq.ft

Amenities:-

- Open Plan
- 3 Car Parking Spaces
- Kitchen & WC Facilities
- Double Glazed UPVC Windows

Terms:

A new lease is available for a term by arrangement. Alternatively, the long leasehold interest (999 years from 1st Oct 2005) is available at £200,000. There is a ground rent of £200pa (doubling every 25 years).

Commencing Rent:

£9,000 per annum exclusive, payable quarterly in advance by standing order.

Service Charge:- On application

Rates: The premises have a Rateable Value of £9,600 Prospective tenants should make their own enquiries to Wealden District Council.

VAT:

Vat is applicable on all payments under the lease

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Legal Costs:

Each party to bear their own legal costs.

Energy Performance Certificate:

A copy of the EPC is set out below

Viewing:

Strictly by appointment through:-

Broadlands Commercial Property Agents 07775 916743

shane.raggett@broadlands.co.uk

Bracketts 01892 533733

darrell@bracketts.co.uk

Subject to contract and receipt of satisfactory references.

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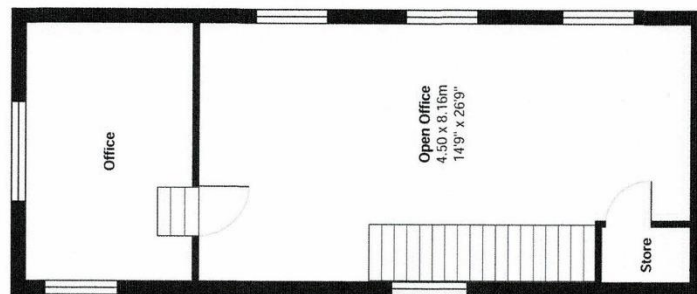
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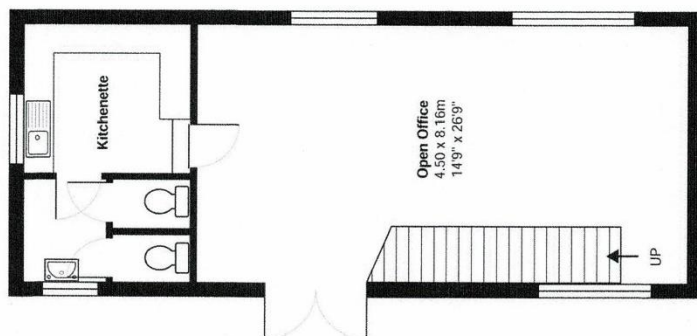
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Unit N, The Brewery, Bells Yew Green, Frant. TN3 9BD

Total Approx Floor Area 99.4 sq m / 1070 sq ft



FIRST FLOOR



GROUND FLOOR



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, inaccuracy, services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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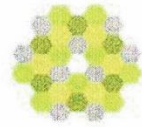
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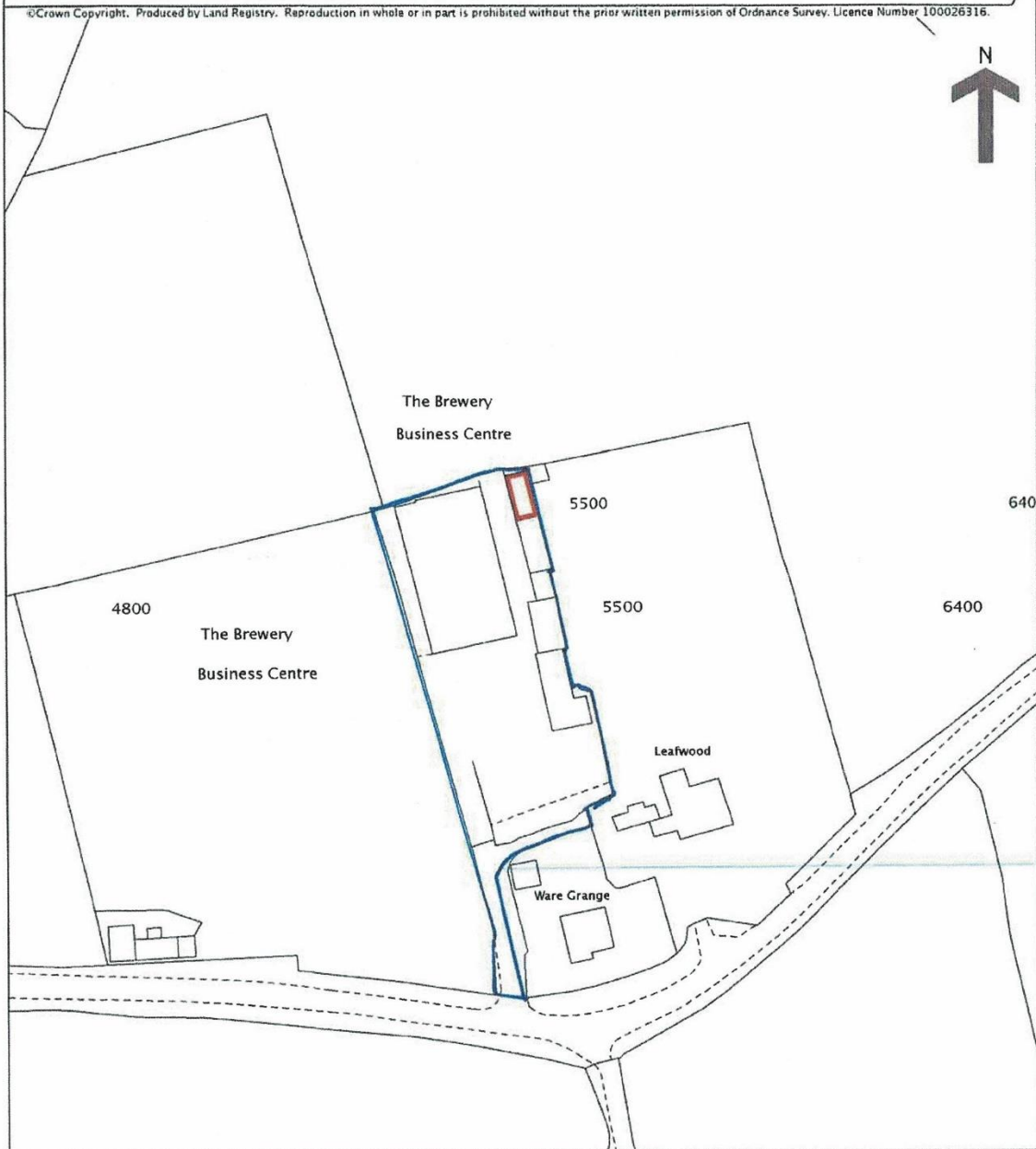
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Land Registry
Official copy of
title plan

Title number **ESX302443**
Ordnance Survey map reference **TQ6036SE**
Scale **1:1250**
Administrative area **East Sussex : Wealden**



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Energy Performance Certificate

Non-Domestic Building



Unit N
The Brewery
Bells Yew Green
TUNBRIDGE WELLS
TN3 9BD

Certificate Reference Number:
0960-1936-0326-3350-7070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 102 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 97
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 85.69

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

94 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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