

# **BROADLANDS**

**Commercial Property Agents**

## **01892 512422**

**[www.broadlands.co.uk](http://www.broadlands.co.uk)**

**KENWOOD HOUSE 1 UPPER GROSVENOR ROAD**  
**TUNBRIDGE WELLS TN1 2EL**



### **CENTRALLY LOCATED MIXED USE INVESTMENT OPPORTUNITY**

**FREEHOLD FOR SALE WITH THE BENEFIT OF THE CURRENT  
TENANCIES & INCOME OF £63,928 pax  
PLANNING CONSENT GRANTED FOR 8  
ONE & TWO BEDROOMED APARTMENTS ON FIRST & SECOND  
FLOORS**

**PURCHASE PRICE £1.75 [one million seven hundred and fifty  
thousand pounds]**

**Further information from:**

**SHANE RAGGETT 07775 916743**

**[shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)**

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

**Commercial Property Agents**

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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**01892 512422****[www.broadlands.co.uk](http://www.broadlands.co.uk)****LOCATION**

Kenwood House is centrally located at the junction of Grosvenor Road and Upper Grosvenor Road. The building is situated opposite the Meadow Road Multi-storey car park and close to the RVP shopping centre which is now owned by TWBC

**DESCRIPTION AND ACCOMMODATION**

Substantial brick built building laid out as three retail units at ground floor level. together with two floors of offices above accessed via a central stairwell and lift.

**AMENITIES**

- Air conditioning
- 8 person passenger lift
- Central Heating via radiators
- Kitchen and WC facilities
- Designated Car parking areas

**BUSINESS RATES**

Interested parties are advised to make enquiries TWBC on 01892 526121

**VAT**

VAT will be applicable on the sale.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING and FURTHER INFORMATION**

**SHANE RAGGETT 07775 916743**

[shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)

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UNIT	TENANT	LEASE	RENT	EXPIRY DATE	BREAK DATE	APPROXIMATE FLOOR AREA	CAR PARKING SPACES
1	AVAILABLE	FRI		N/A	N/A	649sq.ft	1
2	Black & Even Tattoo	FRI	£15,240 pax	11/8/26	11/8/24	621sq.ft	1
3 (40 Grosvenor Road)	Dream Doors	FRI	£15,750 pax	12/12/29	N/A	900sq.ft	2
4 (42 Grosvenor Road)	Audiology	FRI	£11,500pa	14/05/28	15/05/26	719sq.ft	1
FIRST FLOOR	PART LET Thrive Tunbridge Wells	Effective FRI	£20,000pa + (£1,438pa for washroom)	05/02/2034	06/02/2027 06/02/2030	3297sq.ft	TT has 3
SECOND FLOOR	AVAILABLE					3274sq.ft.	4

Current Rental Income

£63,928pa



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### H. M. LAND REGISTRY

NATIONAL GRID PLAN

TQ 5839

SECTION C

KENT

TUNBRIDGE WELLS DISTRICT

Scale 1/1250

TUNBRIDGE WELLS PARISH



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TITLE No. **K373254**

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NATIONAL GRID PLAN  
KENT

TQ 5839 SECTION C  
TUNBRIDGE WELLS DISTRICT

Scale 1/1250

~~TUNBRIDGE WELLS PARISH~~



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TITLE No. K388698

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01892 540400



Mr Oliver Davis  
C/O Mr Oliver Davis  
Mulberry Tree Holdings LTD  
Yew Tree Barn  
Mulberry Hill  
Chilham  
CT4 8AH

24 September 2021

## PLANNING DECISION NOTICE

<b>APPLICANT:</b>	<b>Mr Oliver Davis</b>
<b>DEVELOPMENT TYPE:</b>	<b>N/A</b>
<b>APPLICATION REFERENCE:</b>	<b>21/02604/PNOCLA</b>
<b>PROPOSAL:</b>	<b>Notification for Prior Approval for a Proposed Change of use of a Building from Office use (Class B1(a)) to Dwellinghouse (Class C3) (8 residential apartments)</b>  <b>For its prior approval to:</b> <ul style="list-style-type: none"><li>- <b>Transport and highways impacts;</b></li><li>- <b>Contamination risk;</b></li><li>- <b>Flooding risks;</b></li><li>- <b>Impacts of noise from commercial premises on the intended occupiers of the development.</b></li><li>- <b>The provision of adequate natural light in all habitable rooms of the dwellinghouses</b></li></ul>
<b>ADDRESS:</b>	<b>Kenwood House, 1 Upper Grosvenor Road, Royal Tunbridge Wells, Kent, TN1 2DU</b>

The Council hereby **GRANTS** Prior Approval for the above subject to the following Condition(s):

Tunbridge Wells Borough Council, Planning Services, Town Hall, Tunbridge Wells, Kent TN1 1RS - 01892 554604

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- (1) Prior to the first occupation of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back garden and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: In the interests of the residential amenity of future occupiers of the development

- (2) The ceiling and floor that separated the residential and commercial unit shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardized difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 10140; 2011 Acoustics- Measurement of sound insulation in buildings and of building elements- Part 4: Field measurements of airborne sound insulation between rooms.

Reason: In the interests of the residential amenity of future occupiers of the development

### Informatives;

- (1) The plans taken into consideration in reaching the decision are:
- 01 - Site Location Plan
  - 02 - Existing Floor Plans
  - 03 - Proposed Floor Plans
  - Flood Map Planning
  - Noise Impact Assessment
- (2) Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of legally.
- (3) As the development involves demolition and / or construction, I would recommend that the applicant is supplied with the Mid Kent Environmental Code of Development Practice. Broad compliance with this document is expected.
- (4) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

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Please note you must comply with all the conditions attached to this prior approval and those contained within the relevant part of the Town and Country Planning (General Permitted Development) (England) Order 2015. Otherwise the prior approval may not be valid and any development may be unauthorised.

Please note that this notice does not give clearance or approval under any other legislation. It relates only to the notification under the Town and Country Planning (General Permitted Development) (England) Order 2015, as detailed above.



**Stephen Baughen**  
**Head of Planning**  
**Tunbridge Wells Borough Council**

**IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES**

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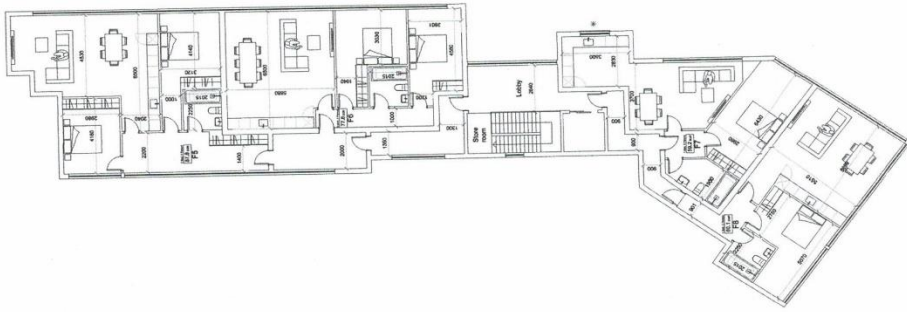
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**NATIONAL SPACE STANDARDS**  
EXTRACT FROM: 'Technical housing  
standards- nationally described space  
standard'

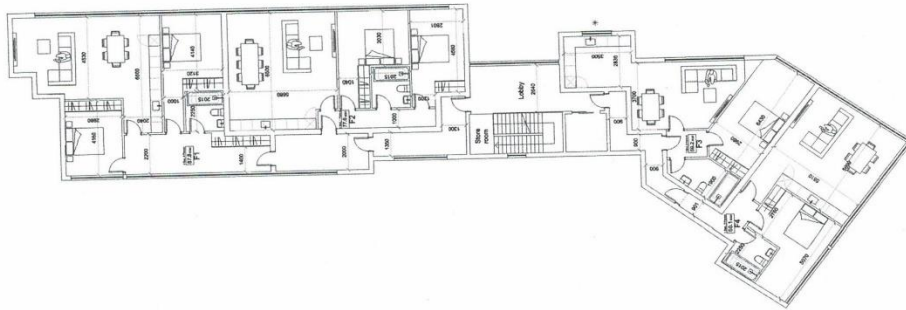
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings
1b	1p	39 (37) *
	2p	50
	3p	61
2b	4p	70
	4p	74
	5p	86
3b	6p	95

### ACCOMMODATION SCHEDULE (GROUND & FIRST FLOOR):

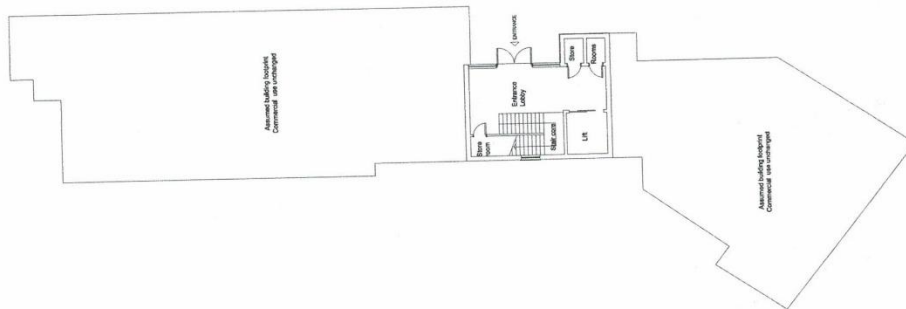
- |     |                 |                       |
|-----|-----------------|-----------------------|
| F1- | 2 Bed, 4 Person | 87.8 sqm / 945 sqft   |
| F2- | 2 Bed, 4 Person | 77.6 sqm / 835.2 sqft |
| F3- | 1 Bed, 2 Person | 59.2 sqm / 637.2 sqft |
| F4- | 1 Bed, 2 Person | 60 sqm / 645.8 sqft   |
| F5- | 2 Bed, 4 Person | 87.8 sqm / 945 sqft   |
| F6- | 2 Bed, 4 Person | 77.8 sqm / 835.2 sqft |
| F7- | 1 Bed, 2 Person | 59.2 sqm / 637.2 sqft |
| F8- | 1 Bed, 2 Person | 60 sqm / 645.8 sqft   |



**PROPOSED SECOND FLOOR PLAN** 1:150 EAS



**PROPOSED FIRST FLOOR PLAN** 1:100 (S&J)



**PROPOSED GROUND FLOOR PLAN** 1:100 EAST

PROPOSED E1008 PLANS 1:100 @ A1



**PROPOSED THIRD FLOOR PLAN** 1:100 P&S

# Hollaway

**KEY:**  
+ Proposed window

[illegible]

Proj. # 1001 - KENWOOD HOUSE  
 1001 KENWOOD HOUSE, TOWNHOMES, WILSON, N.Y. 11551

Client: COUNCIL DATES HOMES

## Strategic Planning

Number of Students	Rate	Per Year	All Years	Cost
1	100%	100%	100%	100%
2	50%	50%	50%	50%
3	33%	33%	33%	33%
4	25%	25%	25%	25%
5	20%	20%	20%	20%
6	17%	17%	17%	17%
7	14%	14%	14%	14%
8	13%	13%	13%	13%
9	11%	11%	11%	11%
10	10%	10%	10%	10%
11	9%	9%	9%	9%
12	8%	8%	8%	8%
13	8%	8%	8%	8%
14	7%	7%	7%	7%
15	7%	7%	7%	7%
16	6%	6%	6%	6%
17	6%	6%	6%	6%
18	5%	5%	5%	5%
19	5%	5%	5%	5%
20	5%	5%	5%	5%
21	4%	4%	4%	4%
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25	4%	4%	4%	4%
26	3%	3%	3%	3%
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86	3%	3%	3%	3%
87	3%	3%	3%	3%
88	3%	3%	3%	3%
89	3%	3%	3%	3%
90	3%	3%	3%	3%
91	3%	3%	3%	3%
92	3%	3%	3%	3%
93	3%	3%	3%	3%

Received 15 November 2005; accepted 12 January 2006  
Published online 12 February 2006 in Wiley InterScience (www.interscience.wiley.com). DOI: 10.1002/anie.200526111

21.083 03

10-10-2008

100

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## Energy Performance Certificate

Non-Domestic Building



HM Government

Kenwood House  
1 Upper Grosvenor Road  
TUNBRIDGE WELLS  
TN1 2DU

Certificate Reference Number:  
0296-0402-2930-2390-5303

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> 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

67

This is how energy efficient  
the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	803
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	47.38
Primary energy use (kWh/m <sup>2</sup> per year):	276.32

### Benchmarks

Buildings similar to this  
one could have ratings as  
follows:

28

If newly built

81

If typical of the  
existing stock

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