JOHN D WOOD
Established 1872
Consultants in Commercial Property

Retail

FOR SALE

50-52, 48-52 Calverley Road, Tunbridge Wells, TN1 2TD

An attractive freehold bank investment, let to Bank of Scotland, with secured income for 3 years!

Key Points

- Let to Bank of Scotland Plc (t/a Halifax)
- Let on a new 3 year lease at a re-based rent
- Opposite Marks and Spencer and diagonally opposite the new Primark store which is due to open shortly
- Six Week Completion Available
- Affluent Kent Commuter Town
- Prominent pedestrianised town centre position
- VATis not applicable

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Summary

Available Size	2,788 sq ft
Price	Offers in excess of £1,400,000
Rates Payable	Upon Enquiry
Estate Charge	N/A
VAT	Not applicable
EPC Rating	Not applicable

Description

The property comprises a lower ground and ground floor double fronted retail unit measuring approximately 316 sq m (3,400 sq ft) forming part of a mid terrace building arranged over lower ground, ground and two upper floors.

Location

Royal Tunbridge Wells is an attractive and prosperous commuter town located in the heart of Kent, 9 miles south of Sevenoaks and 15 miles south-west of Maidstone.

The town benefits from very good communications being situated adjacent to the A26 and A21 dual carriageways, providing a direct link to the M25 orbital motorway (11 miles to the north). The M2 and M20 motorways are also easily reached, thus giving convenient access to the Channel ports
Tunbridge Wells Railway Station which is located 640m from the property provides regular rail services to London (Charing Cross).

The property is situated on the south side of Calverley Road, close to its junctions with Newton Road and Monson Road.

Occupiers close by include Clarks, Betfred, Waterstones, Mark & Spencer, The Works, Hobbs, Superdrug, Vision Express, EE, Nationwide, and a new Primark at Royal Victoria Place Shopping Centre.

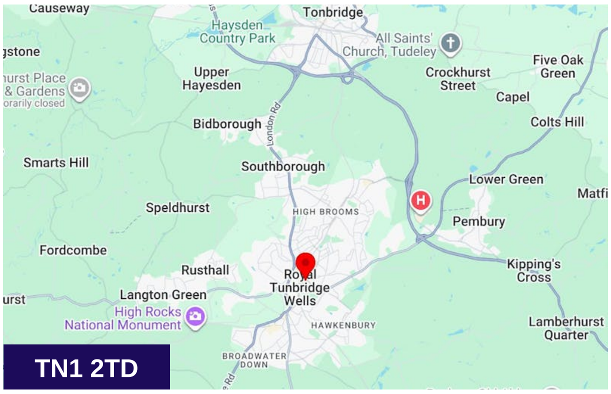
Accommodation

The accommodation comprises the following areas:

Name	Building Type	Size	sq m	Availability
Ground	Retail	2,154 sq ft	200.11	Available
Lower Ground - Ancillary space	Retail	634 sq ft	58.90	Available
Total			**259.01**	

Terms

The property is let to Bank of Scotland Plc (t/a Halifax), which has recently been renewed for a 3 year term at a rent of £115,000pa, having been in occupation for many years. The Bank of Scotland also occupy the adjacent unit 48 Calverley Road which do not form part of the property to be sold. The new lease is from 29th September 2025.



Get in touch

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