

Tunbridge Wells – 26/28 Camden Road, Kent TN1 2PT
Freehold Vacant Uppers with Planning for 6 Apartments & Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £375,000
- Vacant possession
- Comprises vacant first floor (E) with planning for 6 residential apartments (C3)
- The property benefits from access from both Camden Road and Calverley Street
- Planning approved for conversion of first floor and creation of a second floor through alterations to roof with dormer windows, to create 5 x 1-Bed and 1 x 2-Bed apartments
- Includes double fronted shop at ground floor, which has been sold-off
- VAT applicable. HMRC's VAT1614D form can be used for disapply of the previous "option to tax" (waived VAT exemption) for the residential conversion. Independent tax advice recommended
- Tunbridge Wells Railway Station is located approx. 0.4 miles from the property
- Situated opposite Royal Victoria Place Shopping Centre, benefiting from Tunbridge Wells Borough Council's proposed £68m regeneration programme including boutique cinema, new leisure facilities enhanced retail accommodation and wider improvements to the centre.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 26-28 (First Floor)	First Floor: 150 sq m (1,615 sq ft) Open plan ancillary, wc, kitchen		Vacant		Note 1: Planning approved for 6 residential apartments
No. 26-28 (Ground Floor)	Retail Shop: sold-off	Limited company	999 Years from 3 August 2026	Peppercorn	Note 1: FRI

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Property Description:

Comprises vacant self-contained first floor accommodation (Class E) with planning for residential conversion and double fronted ground floor shop, which has been sold-off, providing the following accommodation and dimensions:

First Floor: 150 sq m (1,615 sq ft)

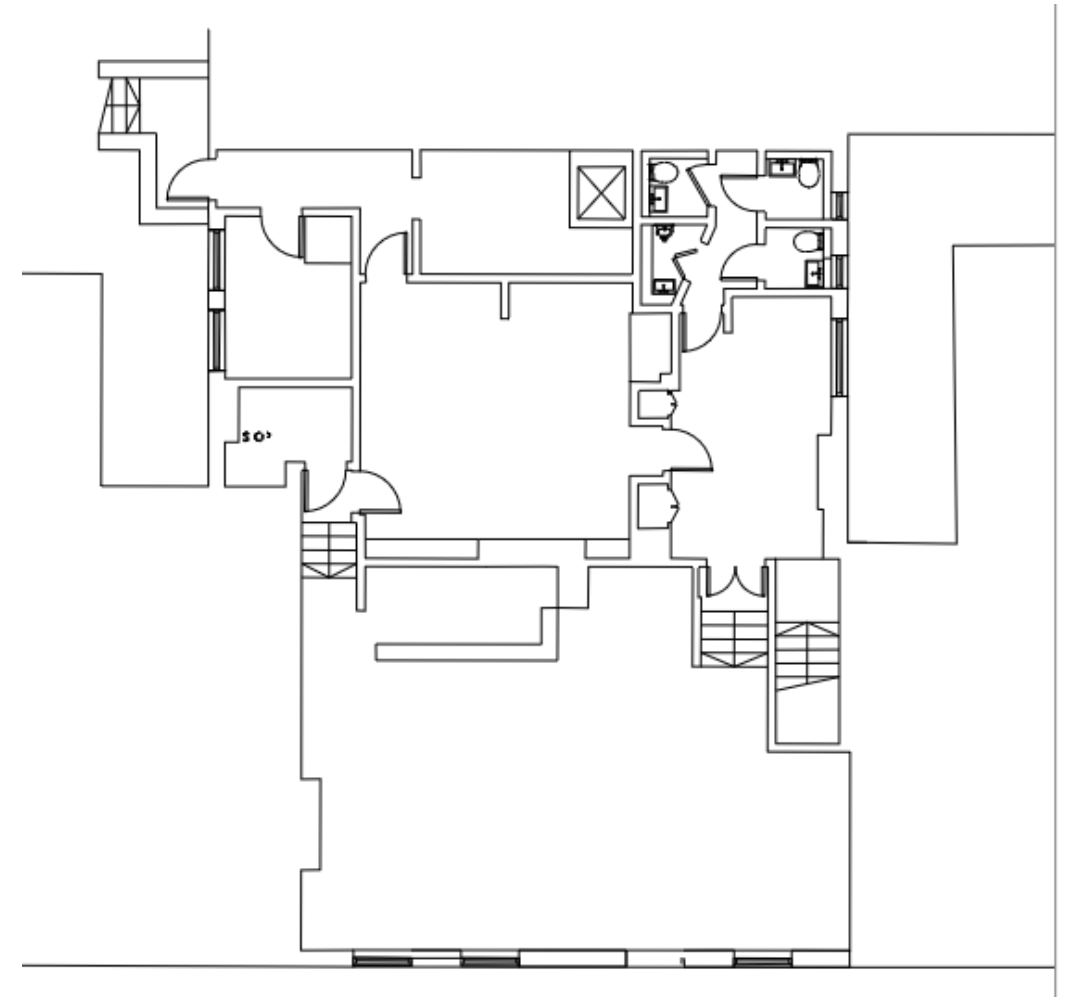
Open plan ancillary, wc, kitchen

Ground Floor Shop: Sold-off

Tenancy:

The first floor is at present vacant.

The ground floor shop has been sold-off on long leasehold for a term of 999 Years from 3rd August 2026 at a ground rent of peppercorn.



Existing First Floor

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Development Opportunity:

Two plannings approved for conversion of first floor and creation of a second floor through alterations to roof with dormer windows, to create a total of 6 residential apartments (5 x 1-Bed & 1 x 2-Bed), providing the following accommodation and dimensions:

Approved First Floor:

Apartment 1: 37 sq m (398 sq ft)

1 bedroom, kitchen/living room, bathroom

Apartment 2: 37 sq m (398 sq ft)

1 bedroom, kitchen/living room, bathroom

Apartment 3: 64 sq m (689 sq ft)

2 bedrooms, kitchen/living room, bathroom

Approved Second Floor:

Apartment 4: 37 sq m (398 sq ft)

1 bedroom, kitchen/living room, bathroom

Apartment 5: 50 sq m (538 sq ft)

1 bedroom, kitchen/living room, bathroom

Apartment 6: 37 sq m (398 sq ft)

1 bedroom, kitchen/living room, bathroom

Total Residential GIA: 262 sq m (2,819 sq ft)

Excluding communal circulation, stairs and structural elements

*For more information, please refer to Tunbridge Wells Planning Portal:
<https://twbcpa.midkent.gov.uk/online-applications/>*

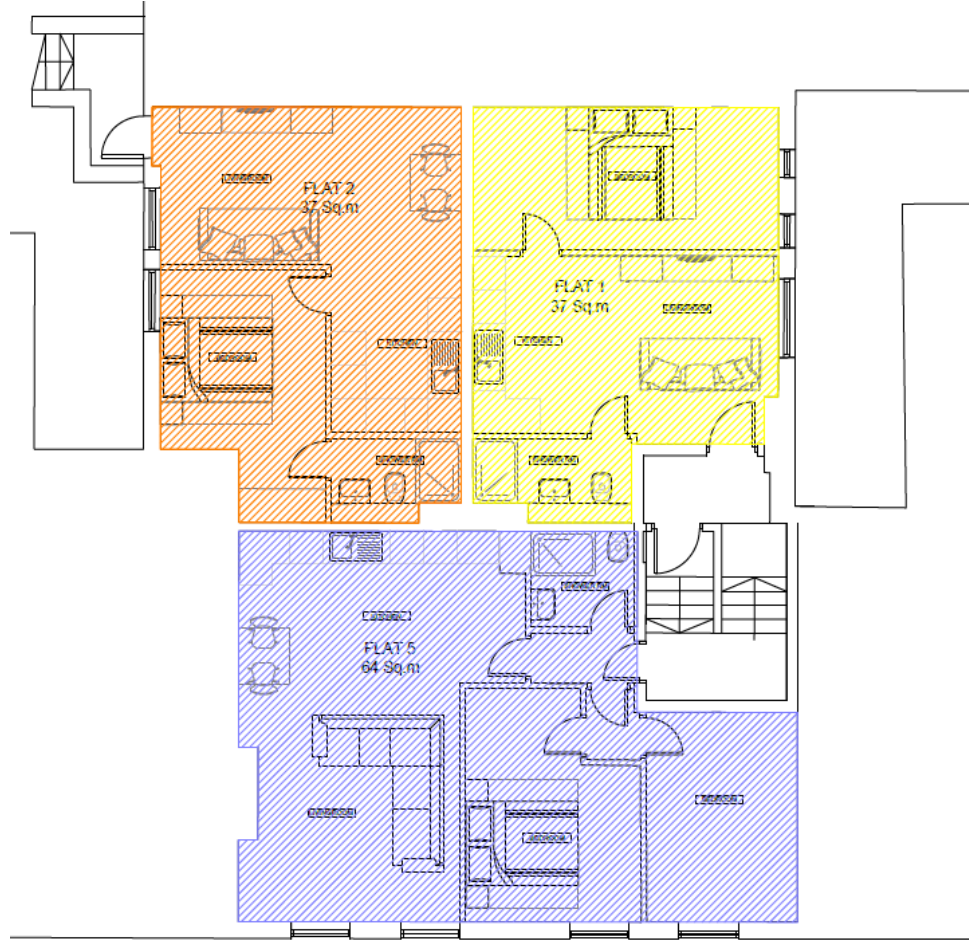
Planning ref: 25/00275/PNEC

Planning ref: 25/00892/FULL

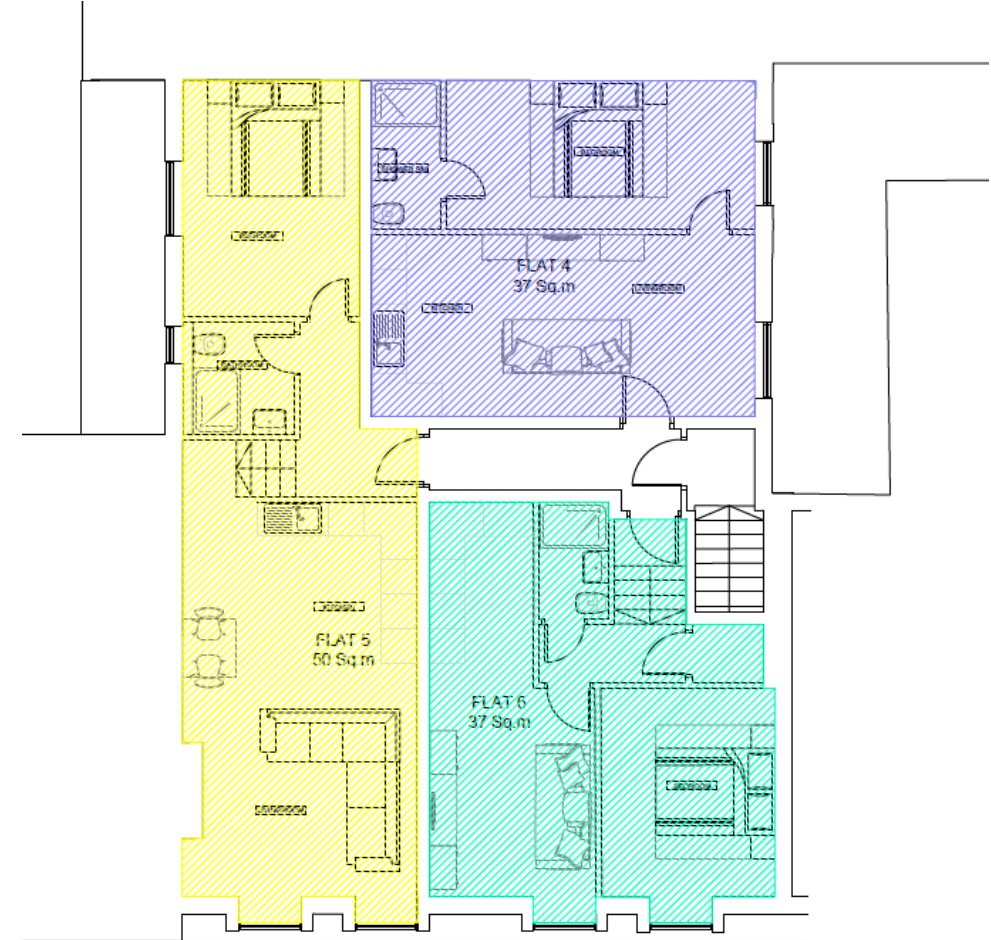


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Approved First Floor



Approved Second Floor

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Existing Elevations



Approved Elevations

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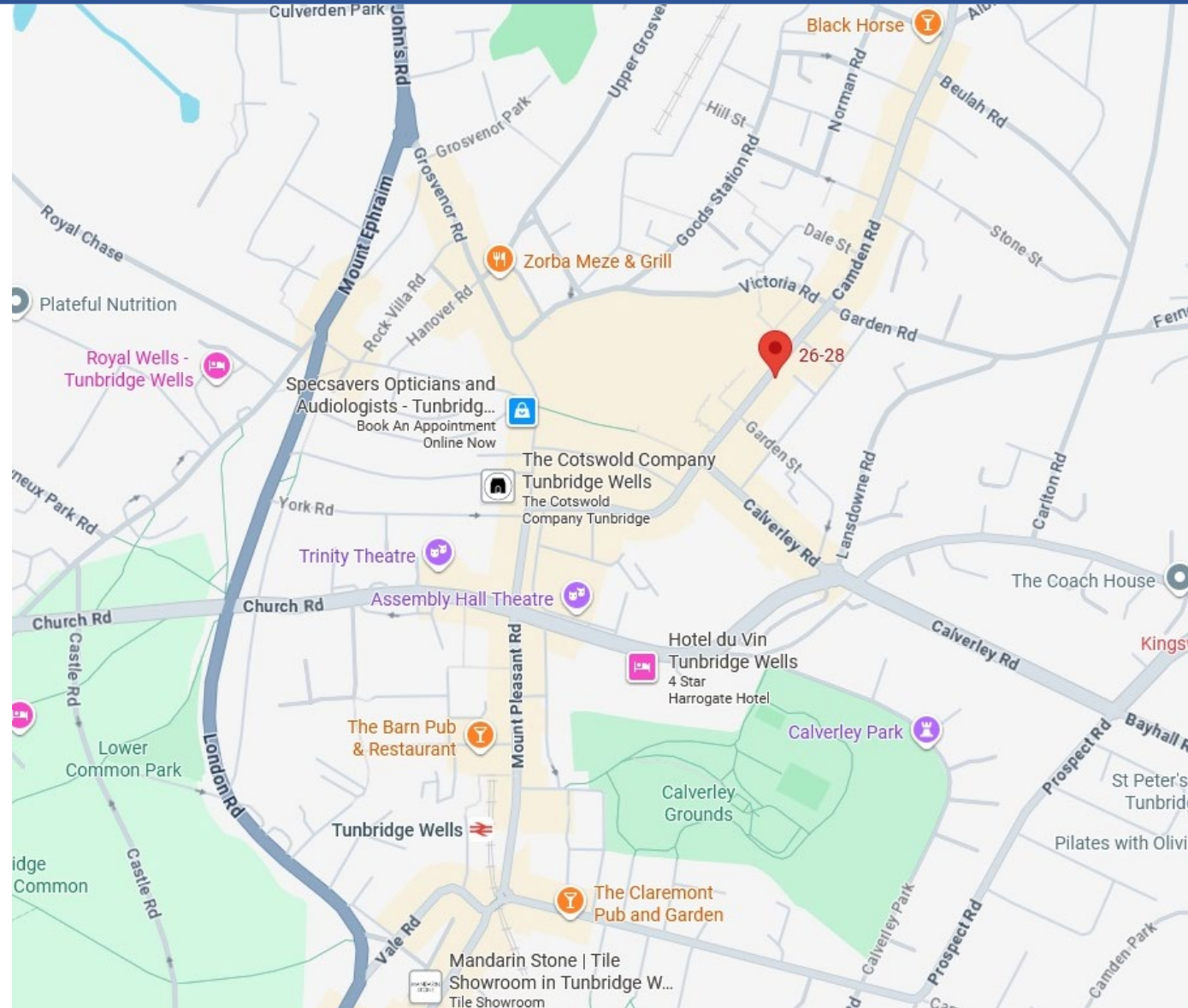


Location:

Royal Tunbridge Wells is an attractive and prosperous commuter town located in the heart of Kent, approx. 9 miles south of Sevenoaks and 15 miles south-west of Maidstone. The town benefits from excellent road communications, being situated close to the A26 and A21 dual carriageways, which provide direct access to the M25 motorway (11 miles to the north). The M2 and M20 motorways are also easily accessible, giving convenient links to the Channel ports. Tunbridge Wells Railway Station is located approx. 0.4 miles from the property and provides regular rail services to London (Charing Cross). The property is situated directly opposite Royal Victoria Place Shopping Centre, where Tunbridge Wells Borough Council is progressing a major regeneration programme, with potential investment of up to approximately £68 million. The proposals include a boutique cinema, new leisure facilities, enhanced retail accommodation and wider improvements to the centre.

Further information about Royal Victoria Place Shopping Centre:

<https://tunbridgewells.gov.uk/business-portal/royal-victoria-place/royal-victoria-place-shopping-centre-redevelopment>



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Contacts:

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