

31 Stone Street

Cranbrook, Kent TN17 3HF

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS

- Mixed Use Investment Opportunity
- Ground Floor Occupied by BUPA Dental Services paying £20,750 per annum
- Upwards Only Market Rent Review at November 2026
- Modern and Well Presented Apartment to the Rear.
- Initial Gross Yield of 5.57% | Reversionary Gross Yield Once Fully Let of 9.57%

Mixed Use Investment
For Sale

LOCATION

The property is located in Cranbrook, a picturesque and affluent market town in in the Weald of Kent.

SITUATION

The property is situated on the southern side of Stone Street, an established trading position popular with boutiques, cafés and restaurants, being a short distance from the High Street.

DESCRIPTION

The property comprises a period Grade II listed mixed use property arranged over basement, ground and two upper floors.

We understand it to have a timber frame, with a mix of brick and mathematical tile elevations beneath a pitched tiled roof, arranged as follows:

31 Stone Street:

Accessed from a dedicated entrance off of Stone Street, it comprises a commercial premises over ground and basement levels.

Currently trading as a Dental Clinic, it is arranged as a mix of open plan and cellular consultation rooms, offices and staff areas with basement stores.

It is finished to a high specification having a large glazed frontage, air conditioning (with comfort cooling) modern LED lighting and mix of laminate and vinyl flooring.

Flat 1, 31 Stone Street:

Accessed from a dedicated entrance off of Stone Street, it comprises a modern three bedroom apartment over first and second floors.

Flat 2, 31 Stone Street:

Accessed from a private entrance to the rear, it comprises a modern two bedroom first floor apartment.

It is configured as an open kitchen/ living room off of which are two double bedrooms and a 'jack and jill' style family bathroom.

It is finished to a good modern specification having painted and plastered finish, a mix of modern LED spot and pendant lighting and vinyl flooring.

ACCOMMODATION

The property has the following approximate floor areas:

Component	Floors	Area (m²)	Area (sq ft)
31 Stone Street	Ground	113.1	1,217
Flat 1	First & Second	99.7	1,073
Flat 2	First	47.9	516

LISTED BUILDING

The property is Grade II Listed (Entry Nom. 1336931).



TENANCIES

31 Stone Street is let on effective Full Repairing & Insuring Terms to BUPA Dental Services Limited for a term of 15 years from November 2014 (therefore expiring November 2029) at a rent of £20,750 per annum.

The lease is subject to upwards only Market Rent Reviews every third anniversary, the next review being November 2026.

The leaseholder is responsible for all outgoing and effective full repairing and insuring (eFR&I) responsibilities by way of the service charge of which they pay the fair proportion of the total costs.

According to Companies House, BUPA Dental Services Limited (Company no. 00479557) reported the following results:

Date	31 Dec 2023	31 Dec 2022
Turnover	£32,896,000	£29,645,000
Profit (Loss)	£1,855,000	(£4,579,000)
Total Equity	£20,675,000	£20,675,000

Flat 1, 31 Stone Street has been 'sold off' by way of a 999 year lease from 30 July 2021 at a ground rent of £150 per annum rising over the term.

The leaseholder is responsible for all outgoing and effective full repairing and insuring (eFR&I) responsibilities by way of the service charge.

Flat 2, 31 Stone Street is let on a short-term, flexible basis. Based on previous occupations, the rent achievable is between £13,000 and £15,000 per annum. Vacant possession will be given on completion.

TERMS

The freehold interest (Title K254997) in the property is offered for sale on an unconditional basis subject to the existing tenancies.

PRICE

Our client is seeking offers in the region of £375,000 reflecting an initial Gross Initial Yield of 5.57% with a Reversionary Gross Yield once fully let of 9.57%.

SERVICE EASEMENT

There is the possibility for a purchaser to grant service easements to the adjoining property and inherit any financial benefit that may result from them. There is no obligation from a purchaser to agree terms.

BUSINESS RATES

The rateable value (RV) of the property is shown on the Valuation Office Website as follows:

Dental Surgery & Premises: £23,000

COUNCIL TAX

The flats have been assessed as follows:

Flat 1: C (Tunbridge Wells)

Flat 2: C (Tunbridge Wells)

EPC

Copies of the Energy Performance Certificates can be made available upon request.

FINANCE ACT 1989

We are informed the property is not elected for VAT.

DATA ROOM

A link to a Data Room containing pertinent property information can be provided. Please ask the agent for further information.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

PHOTOS & VIDEOGRAPHY

The photos and videography were taken in April 2025.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers. Therefore, all offers will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
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 01233 629281

sibleypares.co.uk







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