

durlings

chartered surveyors
and property consultants

ROYAL VICTORIA PLACE
SHOPPING CENTRE

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THE ANTIQUE EMPORIUM

the
MacMan

The Antique Emporium • 8 Goods Station Road • Tunbridge Wells • Kent TN1 2BJ

Retail / Showroom Premises & 3 bedroom apartment - For Sale

COMMERCIAL

Location

A town centre location. Situated in a prominent position on a busy one way road, serving The Royal Victoria Place Shopping Centre multi storey car park. The shop is adjacent to one of the entrances to the shopping mall.

Description

A period building arranged over ground, basement and first floors. A former pub, having been comprehensively converted around 2 years ago, and now provides retail accommodation on the ground floor, with an ancillary basement area, and a self-contained 3 bedroom apartment on the first floor.

There is potential for a wide range of alternative uses, adopting the Permitted Development Rights Act (as amended).

Floor Areas

Ground Floor - Retail / Showroom

Internal frontage –	6.09 m (20 ft)
Depth –	9.95 m (32 ft 8")
Sales Area –	59.00 sq m (635 sq ft)
Store / Office -	4.97 sq m (53 sq ft)
Kitchen & WCs -	not measured
Sub Total -	63.97 sq m (688 sq ft)

<u>Basement</u> -	30.00 sq m (323 sq ft)
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<u>First Floor</u> - 3 bedroom apartment -	not measured
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Tenancy

The apartment is let to a company on an Assured Shorthold Tenancy basis at a monthly rent of £1,100. The tenancy has expired and the flat is now occupied on a periodic basis. The ground floor will be vacant.

Tenure

Freehold

Guide Price

£400,000 – subject to contract.

Business Rates

The ratable value is £14,500. Interested parties are advised to contact Tunbridge Wells Borough Council to confirm the amount payable – 01892 526121. Small Business Rates Relief is applicable – subject to certain qualifying factors.

Viewing Arrangements

All viewings are to be strictly by appointment, and accompanied, as the business continues to trade on the ground floor. Call Julie Chalmers – 01892 552500 / office@durlings.co.uk

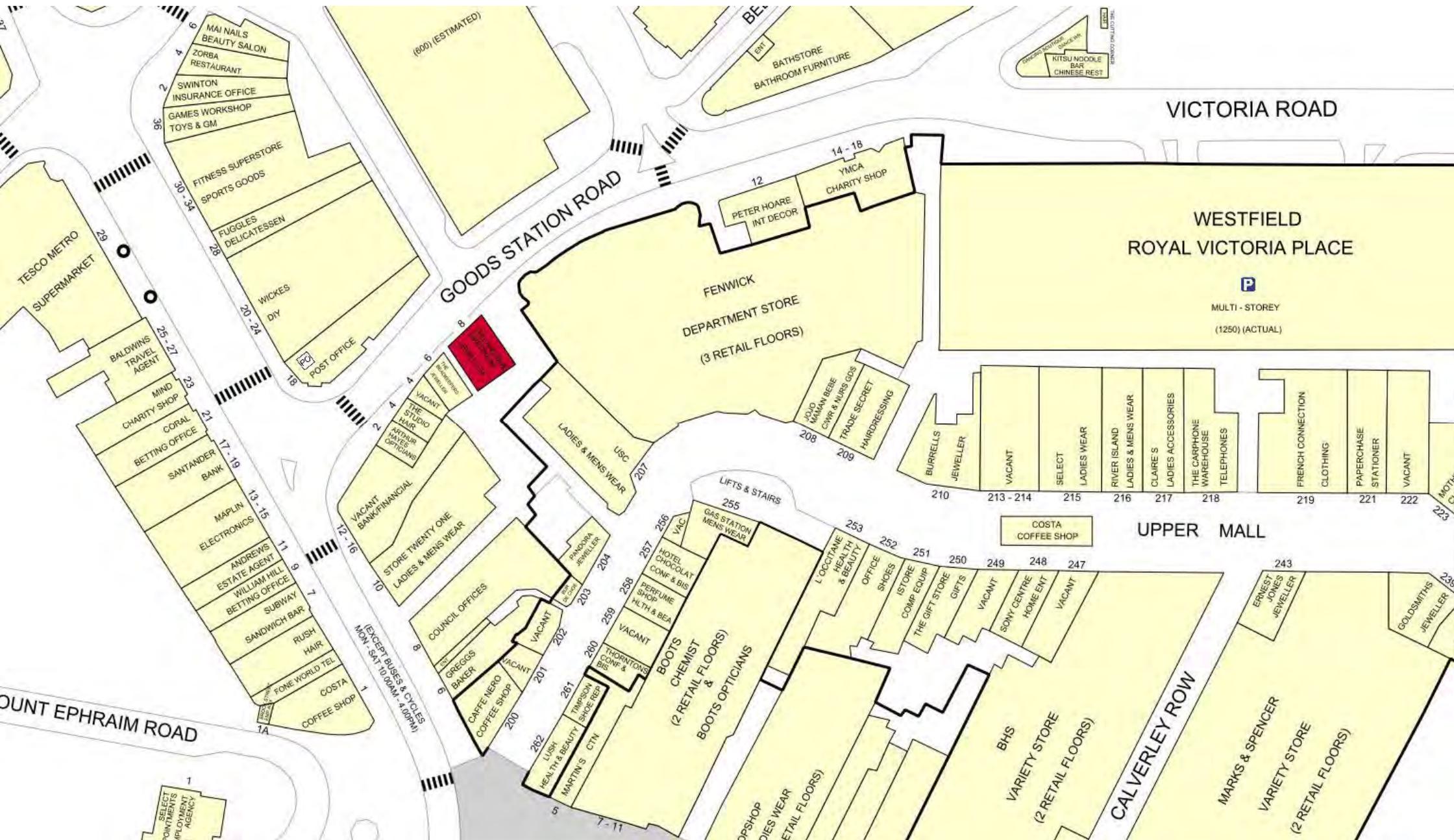
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Subject to Contract & Proof of Finance

21.05.15



Viewing Arrangements:

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

