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and property consultants



14 Lonsdale Gardens • Royal Tunbridge Wells • Kent TN1 1NU

Period Office Building - For Sale – Residential Development Opportunity

COMMERCIAL

Location

Royal Tunbridge Wells is an affluent town situated in North West Kent, approximately 40 miles from central London.

Lonsdale Gardens is a private road on the Belvedere Estate, in a central position, directly off Mount Pleasant Road, with access to the town's mainline station being within 250 metres of the property. Lonsdale Gardens comprises predominately period office buildings. Clanricarde Gardens, to the north, has a mix of residential and office uses, in similar period properties. There is a current trend for conversion from office use to residential in this location.

Description

A vacant office building, arranged over ground and two upper floors, via a central staircase, along with a small basement boiler room. Currently there is a tarmac parking area, to the front of the property, with parking space for 6 cars.

To the rear there is a mature landscaped garden.

The property retains numerous period features.

The property has potential for conversion to residential, either for apartments or a single house – subject to all the usual local authority consents.

Accommodation

Ground – Reception lobby; inner hall with WC; 5 office areas; further office/kitchen, side entrance halls; shower room; integral stairs to basement boiler /plant room.

First – 5 office area; inner hall; ladies & gents WCs.

Second – 3 office areas; inner hall; ladies & gents WCs; kitchen.

Basement – Boiler/plant room

There is an approximate total gross internal floor area of 4690 sq ft (436 sq m).

Planning

A Notification Application under Part J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), for a change of use from office use to residential, has been submitted to Tunbridge Wells Borough Council, and a decision is pending.

No. 16 Lonsdale Gardens (next door) has now received approval for a change of use.

Plans of the proposed conversion are available on request.

Tenure

Freehold – with full vacant possession.

Guide Price

£1.1 million.

Subject to contract.

Proof of funding shall be required to accompany any offer.

Our client is not obliged to accept the highest, or indeed any offer.

Viewings

Strictly by appointment, and accompanied through the joint sole agent's offices –

Durlings – **01892 552500** / rupert@durlings.co.uk – **Rupert Farrant** or;

Knight Frank – **01892 515035** / daniel.aldred@knightfrank.com – **Dan Aldred**

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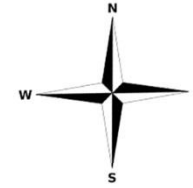
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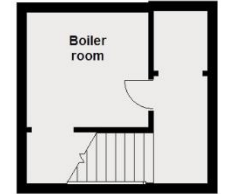
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14 Lonsdale Gardens, Tunbridge Wells, TN1



Total Approx Floor Area:
435.7m² / 4689.6 ft²



Cellar



Ground Floor



First Floor



Second Floor

