



chartered surveyors
and property consultants



16 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 of the Belvedere Estate, in a central position, directly off Mount Pleasant Road, with access to the town's mainline station is 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. There is a current trend for conversion from office use to residential.

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 side and rear of the property.

The property retains numerous period features.

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

Accommodation

Ground – Reception hall; inner hall with kitchenette; 4 office areas; ladies & gents WCs; integral stairs to basement boiler /plant room.

First – 5 office area; ladies & gents WCs.

Second – 2 office areas; ladies & gents WCs; kitchen, leading to attic store.

Basement – Boiler/plant room

There is an approximate total gross internal floor area of 5213 sq ft (484.3 sq m).

The site area extends to 0.228 acres (source: Promap).

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.

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 any offer.

Viewings

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

Durlings – 01892 552500 / office@durlings.co.uk

Important Note

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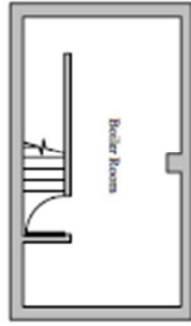
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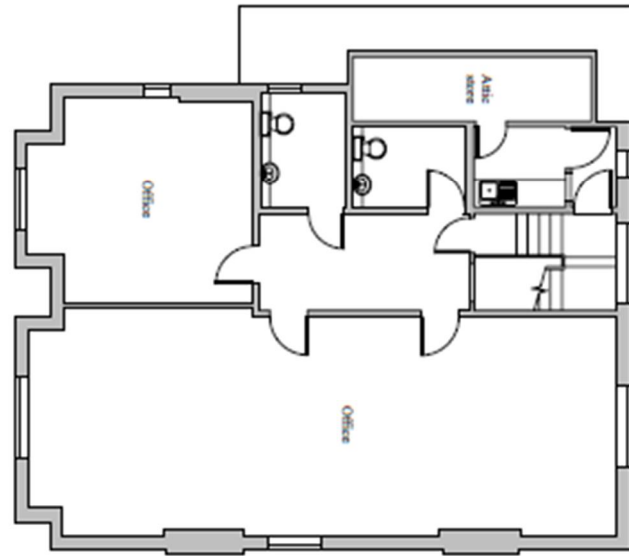
Details prepared – 03.06.14





Cellar

Second Floor



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