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and property consultants



**Knights Wood • Knights Way • Tunbridge Wells • Kent TN2 3UW**

**New Retail Units - For Sale – from 495 sq ft on a new residential development of 550 dwellings, including a new school, set in over 200 acres,**

## Description

A major new residential development of 550 dwellings set in 205 acres and including an eventual total of around 7,400 sq ft (685 sq m) of retail space.

Each unit will be allocated a car space, and in addition there will be ten visitor spaces behind Block B.

Skinners Academy Primary School will be locating to a new purpose built facility at the entrance to Knights Wood in 2016.

## Schedule of Units, Availability & Prices

Unit A – 115.61 sq m / 1239.6 sq ft – **SOLD**

Unit B – 95.74 sq m / 1030.5 sq ft – £250,000 **\*UNDER OFFER\***

Unit C – 46.07 sq m / 495 sq ft – October 2017 – **NOT AVAILABLE**

Unit D – 81.30 sq m / 875 sq ft – January 2018 – £220,000 - **\*UNDER OFFER\***

Unit E – 109.43 sq m / 1177.9 sq ft – £275,000 **\*UNDER OFFER\***

Plans available on request.

## Terms

The units will be offered in a shell condition with capped off services, with a fitted and glazed shop front.

Uses and restrictions are available on application.

## Service Charges

There shall be an estate charge levied on each unit of £365 per annum.

A full repairing and insuring obligation will be required via a building service charge – details to follow.

## Tenure

Long leasehold interest – 999 years – subject to ground rent (£ tbc)

## Price

1st phase release – Guide Prices from - **£250,000** plus VAT

## Business Rates

To be assessed

## Viewing

Strictly by appointment & accompanied as the site is under construction and unauthorised visits will be declined.

## Subject to contract & proof of finance

Updated March 2018



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