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Ashdene House • Langton Road • Langton Green • Tunbridge Wells • Kent TN3 0HL

Retail & Office Building - For Sale

Potential for residential development – subject to planning consent



Chartered surveyors
and property consultants

COMMERCIAL

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Location

Langton Green is situated just outside Tunbridge Wells, approximately 2 miles to the west of the common. The property is situated in a mixed parade of both local retailers and private residences. Ashdene House is situated directly on Langton road (A264). This road provides access to East Grinstead and Gatwick, 12 and 20 miles respectively.

Description

The property broadly comprises a pair of lockup retail premises on the ground floor, and 5 office rooms at first floor level. There is also a useful basement area. There is pleasant courtyard garden to the rear. Otherwise the property is an attractive period building, within a tertiary neighborhood parade comprising other local retailers.

Floor Areas

Ground

Shop - (Left - Hairdressing) Main Sales Area -	24.89 sq m (268 sq ft)
Shop - (Right - Bicycle Sales) Main Sales Area -	24.67 sq m (265 sq ft)
Kitchen / Store -	7.90 sq m (85 sq ft)
Subtotal -	57.46 sq m (618 sq ft)
Basement	22.70 sq m (244 sq ft)

First

Front - Left Office -	11.90 sq m (128 sq ft)
Front - Right Office -	13.00 sq m (140 sq ft)
Front - Middle Store -	2.29 sq m (25.00 sq ft) - Vacant
Rear - Left Office -	9.12 sq m (98 sq ft) - Vacant
Rear - Right Office -	13.2 sq m (142 sq ft) - Vacant
WC	not measured
Subtotal -	49.51 sq m (533 sq ft)
Total Net Floor Area	129.67 (1395 sq ft)

Occupational Tenancies

Ground

Shop - (Left)

Tenant - Cheryl Avis
Tenancy - Expired 31/12/2015 - holding over.
Rent - £6,200 per annum.

Shop - (Right)

Tenant - International Association of money Transfer Networks - t/a Copenhagen Bicycle Co.
Tenancy - Till 01/01/2017
Rent - £6,000 per annum.
Break Clause - Either party can exercise on 6 months' notice.

Basement - Vacant

First

Front - Left & Right Offices

Tenant - P J Watson
Tenancy - Expired 01/01/2016 - holding over
Rent- £3920 per annum.

Front - Middle Store -

- Vacant

Rear - Left Office -

- Vacant

Rear - Right Office -

- Vacant

Total current income - £16,120 per annum (to be reviewed)

Note: The existing leases are effectively drawn on an internal only repairing basis.

Tenure

Freehold

Guide Price

£300,000