



durlings

chartered surveyors  
and property consultants

Prospect House • 11-13 Lonsdale Gardens • Tunbridge Wells • Kent TN1 1NU

**Office and Parking Space – 8.14 sq m - 88 sq ft**



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### Location

Located in the heart of the professional business district and close to Tunbridge Wells' mainline station (typical journey time to Charing Cross and Cannon Street is approximately 50 minutes). The property is situated at the end of Lonsdale Gardens which runs directly off Mount Pleasant Road.

### Description

The office comprises part of the lower ground floor of a double fronted period building. There is a lift and communal toilets on the ground floor. The office is available either to let or to buy. Included in a purchase is one car space situated on Clarence Gardens at the side of the building, currently let until May 2017 and producing an income of £1,000 pa.

### Floor Area / Price

Suite	sq ft	Price £
B4 incl. 1 car space – to purchase	88	£65,000
B4 only – to rent		£3,500

### Tenure

Purchase - The remainder of a 999 yr lease wef 2006.  
Let – new terms to be agreed.

### Business Rates –

Small Business Rate Relief will apply subject to certain qualifying factors. Contact the local authority for information. The Rateable Value for 2017 is £800.

### Service Charge

On application

### Viewing Arrangements

Strictly by appointment & accompanied.

### Important Note

Property Misdescriptions Act:  
DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or Otherwise as to the correctness of each item.
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- (v) Whilst we endeavour 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 proof of finance or accounts & references**

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## COMMERCIAL

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