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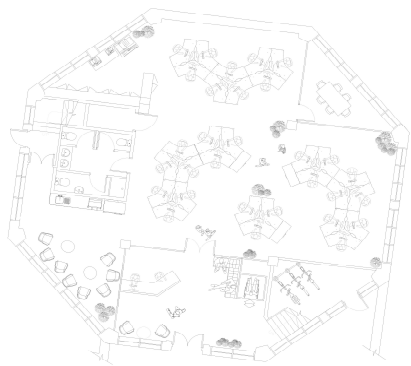
chartered surveyors
and property consultants



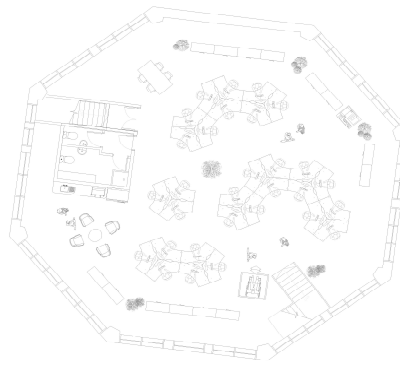
Linden Hall • Linden Park Road • The Pantiles • Tunbridge Wells • Kent TN2 5QL

For Sale or To Pre-Let

Former auction hall with planning consent to convert and provide a self-contained office building of 4410 sq ft (410 sq m)
Ground & mezzanine floors with feature glass atrium



Ground Floor



First Floor



chartered surveyors
and property consultants

COMMERCIAL

Contact Rupert Farrant
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22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



Location

Linden Park Road borders the end of the historic Pantiles area of Tunbridge Wells, which boasts a wide range of retail and leisure facilities, and includes the award winning "Jazz on The Pantiles" evenings in the summer months. This building is within 10 minutes' walk of the town's main line station. Linden Park Road links to the Eridge Road / London Road (A26), which is the principal route through the town to the north, A21(T), and junction 5 of the M25, which is some 15 miles distant.

Description

The building comprises the former Auction Hall, originally constructed around the late 1980's. The building has planning consent for conversion to an office building to include a new mezzanine floor, the introduction of large window openings and the replacement of the feature glazed roof atrium. Ref: TW/18/01928/FULL. It is considered there is potential to extend the building further with a 2nd floor level – subject to all the necessary consents.

Floor Areas

Existing –

Ground Floor – **2414 sq ft** (224.3 sq m)
Mezzanine Floor – **442 sq ft** (41.1 sq m)

Total– **2856 sq ft** (265.4sq m)

Proposed -

Ground Floor – **2122 sq ft** (197.18 sq m)
First Floor – **1484 sq ft** (137.84 sq m)
plus - **804 sq ft** (74.73 sq m) of which is below 4' 11" (1.5m) floor to ceiling height.

Total– **4410 sq ft** (409.75 sq m)

Parking - 5 allocated spaces.
The property adjoins a Pay & Display car park.

Proposed Features –

- **Air Conditioning**
- **Passenger Lift**
- **Raised Floors**
- **Parking**

Rent

£90,000 per annum, exclusive of all other outgoings – based on pre-let.

Terms

A new lease, for a minimum period of 5 years, on full repairing and insuring terms is available by arrangement.

Otherwise a long leasehold interest is available to purchase - 117 years unexpired (peppercorn ground rent).

Price

Offers are invited in excess **£1,000,000** for the long leasehold interest.

Business Rates

Current assessment has a ratable value of £16,000. Interested parties are advised to contact the Tunbridge Wells Borough Council to verify the amount payable – 01892 526121.

Service Charge

Details on application

Important Note:

Property Misdescriptions Act: See website: - durlings.co.uk

Details prepared: 24.09.19