



33 High Street • Tunbridge Wells • Kent TN1 1XL

Potential for conversion of upper parts to residential or commercial uses – subject to planning



**chartered surveyors
and property consultants**



Retail Building • For Sale • 2773 sq ft (258 sq m)

COMMERCIAL

Location

Tunbridge Wells is situated approximately 40 miles to the south-east of central London, with the main line station providing a frequent service with a typical journey time of around 50 minutes. The town is approximately 15 miles from Junction 5 of the M25 (Sevenoaks), via the A21(T).

The premises are situated in the centre of the High Street, a well-established and popular retail environment favored by specialist retailers such as fashion boutiques, jewelers, bespoke furniture and a variety of A2 and A3 uses.

Nearby occupiers include Anthropologie, Sweaty Betty, White Company, Farrow & Ball, Whistles and CP Hart, to name a few.

Tunbridge Wells High Street remains an important leisure and retail destination.

Description

A prominent retail building with an attractive shop front is newly available to purchase. The premises comprise of a large open plan ground floor retail area. There are separate integral staircases to further showroom space, over the lower ground, first and second floors.

There is a staff kitchen and a WC at the rear of the lower ground floor area.

There is the potential to convert the upper parts to residential use, offices, or a variety of other commercial uses – subject to obtaining all the necessary consents.

Floor Areas

Ground Floor –	Sales - combined	1169 sq ft
	Office area	36 sq ft
Lower Ground -	Front Sales	224 sq ft
	Middle Sales	161 sq ft
	Kitchen	67 sq ft
First Floor-	Vault Stores – combined	102 sq ft
	Front Sales	322 sq ft
	Middle Sales	166 sq ft
Second Floor -	Front Stores / Sales	306 sq ft
	Rear Stores / Sales (right)	150 sq ft
	Rear Stores /Sales (left)	70 sq ft
Total net internal floor area		2773 sq ft (258 sq m)

Tenure

Freehold, with vacant possession.

Guide Price

£875,000

Business Rates

Rateable value - £42,500

Viewing Arrangements

By appointment & accompanied through the sole selling agents.

Contact Julie Chalmers or Rupert Farrant – **01892 552500** – julie.chalmers@durlings.co.uk /

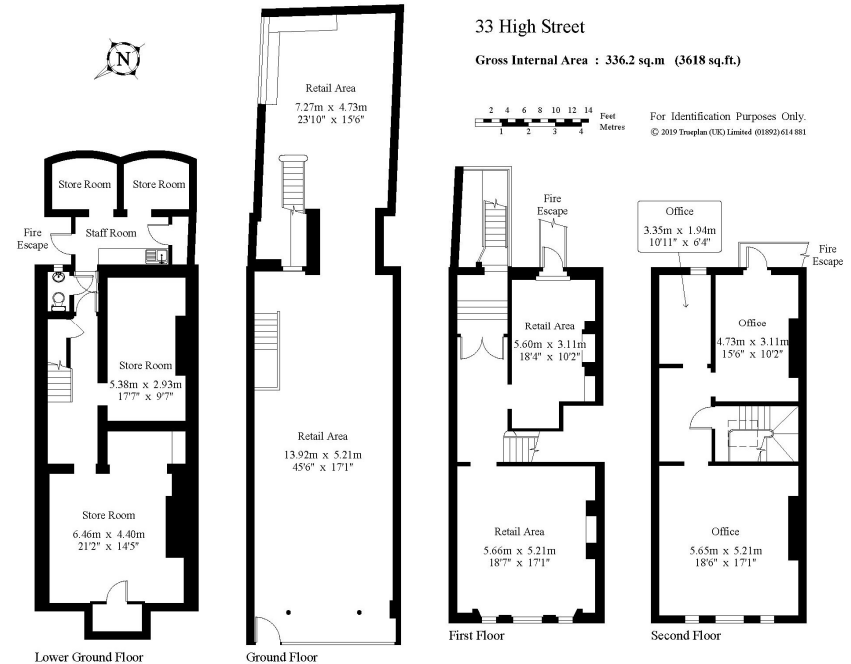
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Disclaimer – see website – durlings.co.uk

Details prepared – 19.11.19

Floor Plans



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