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45a Little Mount Sion • Tunbridge Wells • Kent TN1 1YP

For Sale – Car Sales Showroom & Offices - 2125 sq ft (197.35 sq m)

Suitable for a wide range of alternative uses (subject to all the usual consents)

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).

This property is a 2-minute walk from the old High Street, a well-established and popular retail and leisure environment favored by specialist retailers such as fashion boutiques, jewelers, estate agents, bespoke furniture and a wide variety of cafes and restaurants.

The town's main line train station is about a 5-minute walk, at the end of the High Street.

The property is next door to the well-established Compasses PH and otherwise situated in a predominately affluent residential area. The property also backs on to The Grove park.

Description

This property comprises a detached brick built former warehouse, having undergone comprehensive conversion and refurbishment over the years, and now provides stunning open plan commercial space, suitable for a variety of uses, including – offices, residential, health & leisure, medical, etc. - (subject to all the necessary consents).

Internally the property is predominately made up of a large full height showroom space with exposed steel roof trusses and timber boarding. There are roof lights along both roof pitches, and along with the large sliding glazed doors in the front elevation, this provides excellent natural light throughout. There is a mezzanine office, with a wc and kitchen underneath as well as a further office / reception area. There is scope to extend the mezzanine floor.

Floor Areas

Ground	sq m	sq ft
Showroom / Offices, etc. - overall	163.57	1761
<u>Mezzanine</u>		
Office	33.78	364
Totals	197.35	2125

Tenure

Freehold

Guide Price

£695,000 + VAT

Terms

To be sold with vacant possession on an unconditional basis.

Proof of funding shall be required.

Business Rates

Described as "Workshop & Premises" with a rateable value of £13,000. Small Business Rates Relief will be available. Interested parties are advised to contact Tunbridge Wells Borough Council directly to establish the amount payable for the year. – 01892 526121

Viewings

Strictly by appointment and accompanied.





Viewing Details

Description

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

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