



chartered surveyors  
and property consultants



**Broadwater House • 6 London Road • Tunbridge Wells • Kent TN1 1DQ**  
**Freehold Retail & Office Building - For Sale – may consider a lease**  
**Consent for conversion of upper parts to residential**





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**COMMERCIAL**

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22 Mount Ephraim Road  
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Kent TN1 1ED



**Location**

The north west Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east. No.6 London Road is prominently situated close to the southern end of the High Street, The Pantiles and Chapel Place, and opposite The Common. There is a wealth of leisure and shopping facilities close at hand. The main line train station is close by. There are also good road communications with the subject property being located on the A26, with A21 (T) being accessed via Pembury Road, approximately 2.5 miles distant.

**Description**

A prominently positioned period building comprising retail space over ground and lower ground floors, arranged as beauty treatments rooms; and self-contained offices over three upper floors, each floor having the ability to be leased separately. There are WC facilities on the landings and a fully fitted kitchen and further wc/ shower room on the 3<sup>rd</sup> floor. The upper parts benefit from consent to convert into 3 no. 1 bedroom apartments. There is potential to create both a dwelling on the lower ground floor, and proposed plans have been prepared. Also there is potential for an additional residential unit in the air space - subject to all the necessary approvals.

**Floor Areas**

Ground Floor -	358 sq ft	(33.25 sq m)
Basement-	456 sq ft	(42.40 sq m)
First Floor	390 sq ft	(36.28 sq m)
Second Floor -	333 sq ft	(30.90 sq m)
Third Floor -	315 sq ft	(29.23 sq m)
<b>Total Net Internal Floor Area</b>	<b>1852 sq ft</b>	<b>(172.05 sq m)</b>

**Permitted Development**

Notification for Prior Approval for a Proposed Change of Use of a Building from Office Use (Class B1 (a)) to 3 No. Dwellings (Class C3) – ref: - **17/02814/PNOCLA**

**Tenure**

Freehold with vacant possession. Consideration may be given to a lease of the whole building – further details on application.

**Guide Price**

**£650,000** – we understand that the purchase price will **not** attract VAT

**Business Rates**

The following rateable values are recorded on the Valuation Office Agency's website:

Ground & Basement -	"Shop & Premises" -	£16,000
First Floor –	"Offices" -	£4,650
Second Floor –	"Offices" -	£3,050
Third Floor –	"Offices" -	£2,325

Interested parties should make direct enquires as to rates payable if retained in commercial use.

**Further Details**

Existing and proposed plans available on [www.durlings.co.uk](http://www.durlings.co.uk) or by request.

**Viewings**

By appointment

Details updated – 13.02.20  
**Disclaimer:** See website – [durlings.co.uk](http://durlings.co.uk)