



Sound E



chartered surveyors
and property consultants

25-27 Mount Ephraim • Tunbridge Wells • Kent TN4 8AE

Retail (A2 use) & Office Building - For Sale

Potential for conversion of upper floors to residential – subject to all necessary consents



**chartered surveyors
and property consultants**

COMMERCIAL

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Disclaimer: See website – durlings.co.uk
Details prepared – 01.11.19

Location

Situated just north of the town's common, on a prominent corner position of Mount Ephraim and Culverden Street, and directly fronting the A26. The property adjoins another retail premises with a parade of shops opposite. The George PH is located on the other side of Culverden Street.

Description

The property is arranged over lower ground, ground and two upper floors and was originally two separate self-contained buildings. The ground floor comprises a former estate agency office with a WC. The lower ground is generally used for storage, although with potential to convert to further commercial of residential space (subject to all necessary planning consents). There is an integral staircase serving the first and second (roof space) floors comprising 4 separate offices, a further WC, tea point, and ample eaves storage. The staircase is accessible from Culverden Street, allowing self-containment of both the upper parts and the lower ground floor.

Floor Areas

Ground -	381 sq ft	(35.4 sq m)
Lower Ground -	371 sq ft	(34.5 sq m)
First -	333 sq ft	(30.9 sq m)
Second -	150 sq ft	(13.9 sq m)
Total	1235 sq ft	(114.7 sq m) – net internal area

(Measurements above are taken from the VOA).

The digital plans included are indicative only but calculate a gross internal area of **1690 sq ft** (157.0 sq m) excluding the eaves storage. Interested parties are advised to make their own checks in this respect.

Tenure

Freehold

Price

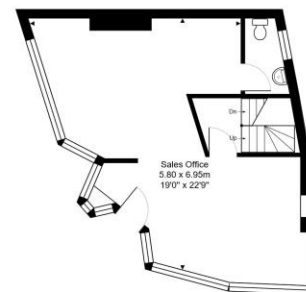
Guide Price - **£365,000**

Business Rates

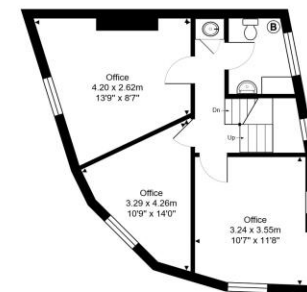
Rateable Value of £9300 – Small Business Rates Relief will apply subject to qualifying criteria.

Viewing Arrangements

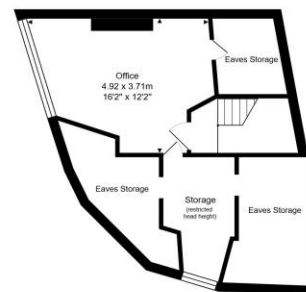
By appointment and accompanied through the selling agent's office.



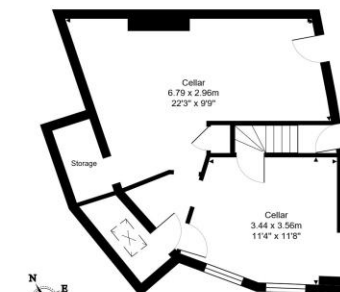
Ground Floor
Area: 40.8 m² ... 437 ft²



First Floor
Area: 42.3 m² ... 455 ft²



Second Floor
Area: 26.3 m² ... 283 ft²



Basement
Area: 47.8 m² ... 514 ft²

Total Area: 157.0 m² ... 1690 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.

Details updated 18.11.19