



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





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## Location

Situated just north of the towns 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. The property was originally two separate self-contained buildings, having since been connected.

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 or 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)
<b>Total</b>	<b>1235 sq ft (114.7 sq m) – net internal</b>

The gross internal area is calculated at **1690 sq ft (157.0 sq m)** excluding the eaves storage. See floor plan.

Interested parties should make their own checks in this respect.

## Tenure

Freehold

## Price

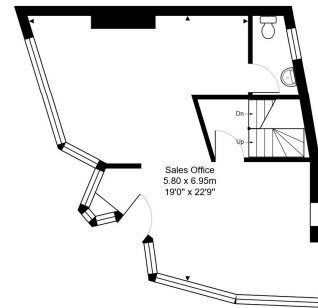
Guide Price - **£365,000**

## Business Rates

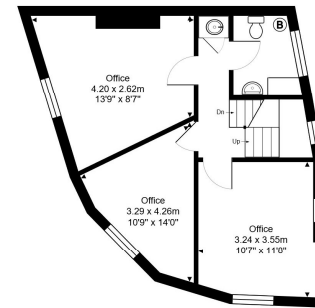
Rateable Value of £9300 – Small Business Rates Relief will apply subject to qualifying criteria.

## Viewing Arrangements

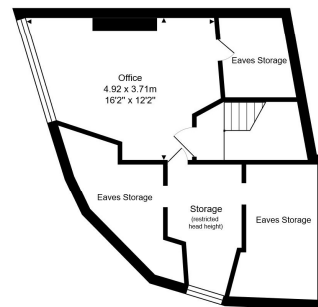
By appointment and accompanied through the selling agent's office.



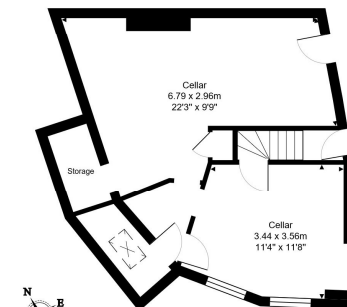
Ground Floor  
Area: 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>



First Floor  
Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>



Second Floor  
Area: 26.3 m<sup>2</sup> ... 283 ft<sup>2</sup>



Basement  
Area: 47.8 m<sup>2</sup> ... 514 ft<sup>2</sup>



Total Area: 157.0 m<sup>2</sup> ... 1690 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only.

## COMMERCIAL

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