



chartered surveyors  
and property consultants



**The White House • 14a Commercial Road • Tunbridge Wells • Kent TN1 2RR**  
**Office Building - 2463 sq ft (228.84 sq m) - with large car park – For Sale**  
**PD Approval for 4 apartments**

# COMMERCIAL

## Location

Commercial Road is in a town centre location, accessed off Camden Road, which links directly to the Royal Victoria Place shopping mall and the central shopping district of the town. The town's main line station is 0.7 miles distant providing direct services to London, with a travel time of around 50 minutes.

## Description

The White House is a detached two storey building having been in office use for many years. To the rear of the property is a large car park with space to park at least 10 cars. The property is arranged as 4 individual office suites – 2 on each floor, with a small mezzanine office in the roof space with integral stairs from the front office. The property has a high level of specification and is ready for immediate occupation. Prior Notification Approval has been granted for 4 apartments – ref: 20/02897/PNOCLA. There may be potential to build or extend into the car park – subject to all the necessary consents.

## Floor Areas

We have calculated the property has the following net internal floor areas:

### Ground Floor -

Front -	55.16 sq m	594 sq ft
Rear -	53.61 sq m	577 sq ft

### First Floor (& mez.)

Front -	66.46 sq m	715 sq ft – (incl. mez.)
Rear -	53.61 sq m	577 sq ft

<u>Total Floor Area</u>	<b>228.84 sq m</b>	2463 sq ft
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## Tenure

Freehold – with vacant possession

## Guide Price

**£585,000** plus VAT

## Business Rates

The property has the following rateable value assessments: -

### Ground

Front (incl. 2 car spaces) - £6200

Rear (incl. 2 car spaces) - £6000

### First

Front - £5900

Rear - £6100

### Car Spaces – 1-6

£2100

## Viewing Arrangements

By appointment through the sole agent's office.

### **Durlings**

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### **Important Note:**

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

### **Subject to contract**

**Proof of finance will be required to accompany any offer.**

Details revised: – 02.12.20



