



chartered surveyors  
and property consultants

15 Nevill Street • Tunbridge Wells • Kent TN2 5RU

**Shop & self-contained 3-bedroom maisonette - For Sale**



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### Location

Nevill Street is a busy thoroughfare leading down to the London Road (A26) and The Pantiles. The One Warwick Park Hotel is situated just around the corner on Warwick Park. The old High Street, with a wealth of specialist retailers, restaurants and cafes is accessed on foot via Chapel Place.

### Description

A fine period building at the end of a small terrace of two other similar style retail & residential properties, with a restaurant / bar at the other end, on the corner of Warwick Park.

The property comprises a lock up shop premises on the ground floor and a self-contained 3-bedroom maisonette over two upper floors, separately accessed from a rear private driveway.

There is potential to internally link the ground floor area with the upper floors to create a single house – subject to all the usual consents.

### Accommodation

Ground Floor – Retail area - **640 sq ft**

First Floor- Kitchen; Living Room; Bedroom 1

Second Floor – Bedroom 2; Bedroom 3; Bathroom

### Tenure

Freehold.

The ground floor is currently vacant

The maisonette is leased on an Assured Shorthold Tenancy at £1300 per calendar month

### Guide Price

**£600,000**

### Business Rates

Shop – Rateable value of £7500 – Small Business Rates Relief will apply, with no charge – subject to qualifying factors.

### Viewing Arrangements

Strictly by appointment and accompanied through the sole agent's office



## COMMERCIAL

Contact Rupert Farrant  
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