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FOR SALE
Live Work
517 sq ft
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82 St Johns Road • Tunbridge Wells • Kent TN4 9PH - "Live / Work" Premises - For Sale - 517 sq ft plus storeroom of 89 sq ft.



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Location

St Johns is a popular commercial and residential area to the north of the town centre with the A26 acting as a spine road and providing direct access to the A21 (T) and junction 5 of the M25, approximately 13 miles to the north.

Description

A ground floor bright live/work unit, with a private entrance, and part of a newly built residential development completed around the middle of 2017. A change of use from office space to a Live - Work unit was granted on 27th March 2018 under planning reference 18/00249/FULL.

The space is arranged to form 2-bedroom accommodation or three separate offices, with a fully fitted kitchen /dining area and a WC / shower room.

There are 2 forecourt car spaces directly in front of the unit, with one of the spaces (furthest) to be made available after working hours for electric car charging only by the residents of the development – further details on application.

The property may be used for A1, A2 or Live – Work use. Not suitable for food and drink uses, and certain other uses – full details on application.

Floor Area

The ground floor principal space has a gross internal area of **517 sq ft** (48.03 sq m). There is a separate storeroom on the lower ground floor of **89 sq ft** (8.27 sq m) – accessed from the main entrance to the apartments.

Tenure

Long leasehold interest of 199 years from 29th September 2015.

There is an annual ground rent of £125 per annum, till 28th September 2115, at which point it will increase to £500 per annum for the remainder of the lease period.

Guide Price

£197,500 plus VAT

Business Rates

There are two separate rateable values. For the ground floor it is £5500, and for the basement store £345. Subject to qualifying factors Small Business Rates Relief will apply, resulting in no charge for the year.

Service Charge

For the period from 1st April to 30th September 2020 the charge is £304.64.

Viewing Arrangements

Strictly by appointment and accompanied.



COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on

01892 552 500

rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent
TN1 1ED



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