



chartered surveyors
and property consultants



25 Camden Road • Tunbridge Wells • Kent TN1 2PS

For Sale – Shop & Upper Parts

Planning consent to self-contain upper parts to create 2-bedroom maisonette

Location

Camden Road is a retail district leading directly to the centre of town and The Royal Victoria Place Shopping Mall. This property is in the same parade as Next and Milletts. Pure Gym is close by via Camden Square where this also the Multi-storey car park to The Royal Victoria Shopping Mall.

Description

The property is currently arranged as a retail premises over ground and basement levels with rear storage at the rear of the basement floor.

There are two floors of ancillary space accessed by an integral staircase.

The planning consent – ref: - 19/01179/FULL – provides for the self – containment of the upper parts, with direct street access, to create a 2-bedroom masionette.

The ground and basement retail areas are retained together with a small basement store to the rear.

Plans can be downloaded from our website.

Floor Areas

Existing: -

<u>Ground</u> -	Front sales – 256 sq ft (23.79 sq m) Rear Sales – 157 sq ft (14.59 sq m)
<u>Basement</u> -	Sales – 423 sq ft (39.31 sq m) Internal Storage - 72 sq ft (6.73 sq m)
<u>First</u> -	Two rooms – 268 sq ft (24.86 sq m)
<u>Second</u> -	Two rooms– 316 sq ft (29.36 sq m)

Total floor Area - 1492 sq ft (138.64 sq m)

Proposed: -

<u>Ground</u> -	Retail – 414 sq ft (38.5 sq m)
<u>Basement</u> -	Retail – 394 sq ft (36.6 sq m) Store – 122 sq ft (11.4 sq m)
<u>First / Second</u> -	Living Room; kitchen Dining Room; WC; Roof Terrace; Two Bedrooms; Bathroom – 699 sq ft (65.0 sq m)

Tenure

Freehold with vacant possession.

Price

£275,000

VAT

We are advised the property is not registered for VAT.

Viewing Arrangements

By appointment and accompanied.



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COMMERCIAL

Contact Rupert Farrant
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