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COMMERCIAL

- ❖ **Victoria House – The Moor – Hawkhurst – Kent TN18 4NR**
- ❖ **Period Commercial Building – For Sale – 4250 sq ft (gross internal)**
- ❖ **Suitable for a wide range of alternative uses – subject to planning**

Location

The property is prominently situated on the corner of Horns Road (A229) and Pipers Lane, which adjoins "The Moor" and is approximately ¾ of a mile south of Hawkhurst village centre where there are a wide range of shopping and leisure facilities. Victoria House is situated in The Moor Conservation Area, directly opposite St Lawrence Parish Church, and close to the Eight Bells public house. Etchingham train station is approximately 4 miles away providing a direct service to London (London Bridge – Waterloo East – Canon Street – Charing Cross).

Description

A fine period property currently operated as a business centre, providing a range of small, serviced office suites. There are up to 14 separate areas to lease, arranged over ground, lower ground, first and second floors. Suitable for continued use, owner occupation or change of use to residential (subject to all the necessary consents).

Floor Areas

Unit	Sq ft
<u>Ground</u>	
1A	113
1B	110
1C	141
2	174
3	174
<u>First</u>	
4	311
5	173
6	141
7	92
<u>Second</u>	
9	54
10	102
11	41
<u>Lower Ground</u>	
B4 and B5	837

Total **2463 sq ft** (net internal) / **4250 sq ft** (gross internal) – The above areas have been sourced from the Valuation Office Agency and the EPC - interested parties are advised to check these directly.

Guide Price

£449,000 – Freehold.

Important Note:

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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 funding arrangements.

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