



chartered surveyors  
and property consultants

**50 Grosvenor Road • Tunbridge Wells • Kent TN1 2AS**  
**Character Retail / Showroom Building For Sale - 1328 sq ft**  
Potential for wide range of uses, including residential – subject to planning

# COMMERCIAL

## Location

No.50 Grosvenor Road is in a town centre position close by to the Royal Victoria Place Shopping Mall, with its attached large multi storey car parks.

Grosvenor Road is one of the main arterial routes into the town centre.

This location is made up of a wide variety of local traders, and the property is also close to Tesco's and the town's main post office.

The town's mainline station is 0.4 miles to the south, being about a 10-minute walk.

## Description

A character period building understood to have been constructed in 1798 as the original gate house to Grosvenor Lodge.

The property has since had a large single storey extension built to the rear.

The property has for many years traded as a bridal shop, with sales and display areas over ground and first floors, with storage on the second floor and basement level.

The property is suitable for continued retail use, or alternatively as offices, medial, health & beauty, or leisure uses. It is considered that the property has scope to convert into residential use, and even further extension to the rear, either for apartments or a single dwelling (subject to all the necessary planning consents).

## Floor Areas

### Ground –

Front Sales - 177 sq ft (16.41 sq m)

Rear Sales - 599 sq ft (55.63 sq m)

### First –

Front room - 182 sq ft (16.91 sq m)

Rear room - 113 sq ft (10.54 sq m)

WC & Shower room - not measured

### Second -

Storeroom - 125 sq ft (11.58 sq m)

### Basement –

Office / Store - 132 sq ft (12.23 sq m)

**Total usable net internal floor area - 1328 sq ft (123.30 sq m)**

## Planning

Planning consent was granted on 5<sup>th</sup> June 2019 for a change of use from retail to a 'live/work' unit – ref: 19/00427/FULL – plans available on the website listing.

## Tenure

Freehold with vacant possession

## Guide Price

**£350,000-£375,000** – The purchase price will not be subject to VAT

## Business Rates

The property is described as "Shop & Premises" and has a rateable value of £5700.

Small Business Raters Relief will apply.

## Viewing Arrangements

**Strictly by appointment and accompanied.**

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