



chartered surveyors
and property consultants



32 Avebury Avenue • Tonbridge • Kent TN9 1TL

Office / Residential Investment - For Sale



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Location

Tonbridge is a principal town in NW Kent, 35 miles SE of London and approx 10 miles S of the M25(J5) via the A21. Neighbouring towns include Tunbridge Wells and Sevenoaks. There is easy access to Gatwick Airport and Folkestone Eurotunnel.

Situation

Avebury Avenue is in a central location with the town's mainline train station just a 5 minute walk away via the High Street. This property is at the western end of Avebury Avenue, close to the junction with Barden Road, which it also has a frontage to. This is a predominantly residential area made up of late Victorian housing stock.

Description

The property comprises a two-storey detached building understood to have been constructed in the 1930s as two shops with a flat above, and since having undergone improvements over the years. The ground floor comprises a self-contained office with a forecourt on the Avebury Avenue elevation large enough to park 2 cars. The first floor comprises a self-contained 2-bedroom flat accessed directly from Barden Road, and whose address is 106 Barden Road TN9 1UB. We are of the opinion that there is potential to extend the property or redevelop, subject to all the necessary consents.

Accommodation / Floor Areas

Ground Floor Office – **49.40 sq m** (532 sq ft) – **net internal** - 4 offices; WC; tea point

First Floor Flat - **65.42 sq m** (704 sq ft) – **gross internal** – living room / kitchen, bathroom and 2 bedrooms.

Tenure and Tenancies

Freehold, subject to the tenancies as described below:

Ground Floor – Let to Pole Star Publications Ltd for a period of 5 years from 9th June 2019 at a rent of £7,350 pa, exclusive of all other outgoings. The

tenant has a full repairing and insuring liability (50% liability to the freeholder for the cost of the building's repair and maintenance), by way of a landlord's service charge.

First Floor – Held on a long lease with 109 years remaining with a fixed ground rent of £50 pa. The long leaseholder has a 50% liability to the freeholder for the cost of the building's repair and maintenance.

Note: - The flat is currently being offered for sale separately – further details on request

Energy Performance Certificates

The EPC for the ground floor (valid till 24th March 2032) has a G rating. An Exemption has been granted (ref: AD00013943QTXLX) for the property to be let with this rating.

The EPC for the 1st floor flat has a rating of E (valid till 4th November 2031).

Guide Price

£125,000 – VAT is **not** applicable to the sale price.

Subject to contract, availability, and proof of funding.

Important Note – Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (iv) 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.

Details Updated : 14.04.2022

COMMERCIAL

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