

durlings

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86 Camden Road • Tunbridge Wells • Kent TN1 2QP

Restaurant For Sale

Development potential for upper parts and rear garage/store building



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COMMERCIAL

Location

This property is just beyond the crossroads with Victoria Road and Garden Road in a lively neighborhood parade, comprising a number of restaurants and specialist retailers. The Royal Victoria Place Shopping Mall is only 200 metres from the property, where this ample public car parking. The town's main line train station with within ½ mile.

Description

A former restaurant premises comprising a front seating and bar area on the ground floor, with a further seating area on an upper level with the kitchen to the rear.

On the first floor there is further dining area to the front, storeroom and customer WCs.

The second floor / roof space consists of a single room with a dormer window.

To the rear there is a small garden area and right of access on foot to the side of no.80.

Floor Areas

Ground	sq ft	sq m
Front Dining Area & Bar -	233	21.68
Upper Dining Area -	190	17.66
Kitchen -	153	14.18
<u>First</u>		
Front Dining Area -	232	21.56
Storeroom -	94	8.74
Customer WCs -	99	9.18
<u>Second / Roof</u>		
Office -	176	16.35
<u>Outside</u>		
Garage / Storeroom	358	33.30
	1535	142.65

Tenure

Freehold with vacant possession.

Guide Price

£265,000

Business Rates

Rateable Value is £8200.

Viewing Arrangements

By appointment and accompanied



Disclaimer

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