



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 Tescos 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 7th September 2022 for a change of use from retail to a 'live/work' unit – ref: 22/02042/FULL – plans available on the website listing.

Tenure

Freehold with vacant possession.

Guide Price

£350,000 - 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.

T – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk



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.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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.



Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

