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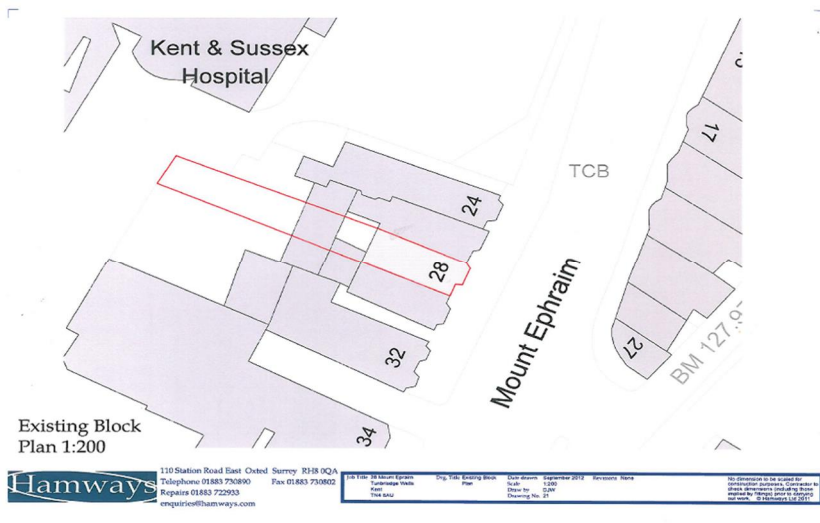
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28 Mount Ephraim • Tunbridge Wells • Kent • TN4 8AU

**Grade II listed shop with 2 bedroom maisonette above - For Sale**





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and property consultants**

## COMMERCIAL

Contact Rupert Farrant  
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22 Mount Ephraim Road, Tunbridge Wells, Kent  
TN1 1ED



### Location

A prominently located property, in a parade of similar buildings, directly fronting the A26 – one of the principal thoroughfares into the centre of Tunbridge Wells, from the A21 (T).  
 To the rear of the property is the redevelopment of the former Kent & Sussex hospital by Berkeley Homes – Royal Wells Park – which broadly comprises over 200 new dwellings, a Free School, and new office to be occupied by Cripps Harries Hall from the end of 2016.  
 The centre of Tunbridge Wells is a short walk.

### Description

The property broadly comprise a grade II listed building arranged over ground and two upper floors.  
 The ground floor currently provides an open plan retail area with a kink through to a large kitchen and store area. Beyond is a large rear garden.  
 There is integral access from the rear of the shop to the upper floors which comprises a 2 bedroom maisonette.  
 There is planning and listed building consent to self-contain the residential element from the shop, with the construction of a small single storey extension which provides for a rear door and hallway leading directly to the existing stairwell serving the maisonette. The extension also retains the kitchen / store area for the shop along with an additional store room or retail area.  
 Planning refs: - 13/00066/FUL & 13/00067/LBC/RE4 -Plans and decision notices are available on request.

### Existing Accommodation

#### Ground

Retail area – 406 sq ft (37.7 sq m)  
 Kitchen / Store – 147 sq ft (13.7 sq m)

#### First / Second

2 bedroom maisonette – areas to be confirmed.

### Tenure

Freehold

### Guide Price

**£295,000**

### Terms

To be sold with full vacant possession

### Business Rates

Ground – RV - £7,500 – Small Business Rates Relief to apply – subject to qualifying factors.

### Council Tax

First & Second floor – Council Tax Band A - £1016.13 payable – 2014/15

**Subject to Contract & Proof of Finance.**

### Important Note:

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Details prepared 22.04.15