



durlings

chartered surveyors
and property consultants

Romary House • 26 Church Road • Tunbridge Wells • Kent TN1 1JP
For Sale – Grade II Listed Former Retail Premises



chartered surveyors
and property consultants

COMMERCIAL

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



Location

Centrally located on Church Road, close to the junction with London Road (A26) with The Common beyond.

Description

A Grade II listed building arranged over raised ground, lower ground and two upper floors.

Each floor broadly comprises a front and rear room.

There are wcs and shower rooms on both the 1st and 2nd floors. There is an additional wc along with a kitchen on the lower ground floor level.

The whole premises was previously uses as a fashion boutique.

Floor Areas

Upper Ground	- Front - 178 sq ft - Rear - 157 sq ft
Lower Ground	- Front - 193 sq ft - Rear - 150 sq ft - kitchen and WC.
First	- Front - 168 sq ft - Rear - 114 sq ft
Second	- Front - 131 sq ft - Rear - 97 sq ft
Total -	1188 sq ft (110.37 sq m)

Planning

Tunbridge Wells Borough Council's website confirms the last recorded planning application – ref: TW/00/01196 – was approved for a change of use to A2.

We recommend that interested parties direct all enquires for alternative uses to TWBC's planning department.

Tenure

Freehold – with full vacant possession.

Guide Price

£250,000 – subject to contract and proof of finance.

Business Rates

The property is described as "Offices & Premises" with a rateable value recorded as £7000.

Listed buildings do not attract empty property rates.

Small Business Rates Relief is available, subject to certain qualifying factors.

It is recommend all interested parties direct any enquires to TWBC – 01892 526121.

Legal Costs

Each party is to be ultimately responsible for their own legal costs.

Proposed purchasers will be required to provide an abortive cost undertaking.

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.
- (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.

04.03.15