

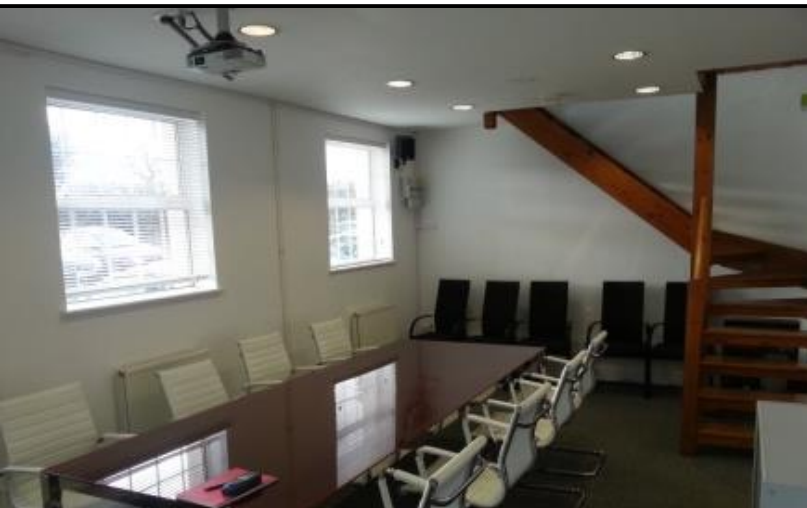


chartered surveyors
and property consultants



Unit J • The Brewery Business Centre • Bells Yew Green (Frant) • (Tunbridge Wells – Kent) TN3 9BD

Self-Contained Office Premises – For Sale - 690 sq ft (64.10 sq m)



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Location

Bells Yew Green is situated some 2 miles to the south east of Tunbridge Wells, via the B2169. This village benefits from a main line station, with direct services to London Bridge, Cannon Street, Waterloo East and Charing Cross, with a typical journey time of around 1 hour. There is easy access to the A21 (T) approximately 2 miles to the east, via Kippings Cross roundabout. The Brewery Business Centre is located on the road to Frant, approximately 1/4 mile past The Brecknock Arms PH.

Description

Self-contained open plan office premises arranged over ground and first floors, comprising part of a former Brewery, and now providing a range of converted business units. There are exposed brickwork walls and beams. Both floors are open plan. There is a separate kitchen on the first floor, and Ladies & Gents WC's, with additional storage, on the ground. There is on-site parking provision directly to the front.

Accommodation

690 sq ft (64.10 sq m)

Tenure

Long Leasehold – Unexpired term of 999 years, subject to an annual ground rent of £200, with vacant possession.

Price

£150,000

Business Rates

The Rateable Value is £7100. There will be Small Business Rates Relief applicable to those that qualify. Further details on request.

Service Charge

Details on application.

Subject to Contract & Proof of Finance.

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;
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Details revised 07.10.14

COMMERCIAL

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