

TUNBRIDGE WELLS

32 MOUNT EPHRAIM TN4 8AU



Freehold For Sale

LOCATION

Tunbridge Wells is a popular commuter town being just an hour from London and the coast, with a population of approximately 60,000 people. The town provides excellent retail & leisure facilities.

The property is positioned at the top of Mount Ephraim in a small parade of shops, just a short walk from the town centre, train station and the Tunbridge Wells Common & Wellington Rocks. The adjacent buildings comprise a mixture of residential and commercial uses.

Nearby commercial occupiers include **Alexandre Boyes Estate Agents**, **Cripps Pemberton Greenish**, **Firezza** and a number of bars and restaurants.

ACCOMMODATION

The property, a detached Grade II listed, timber framed building historically known as The Wishing Well, comprises a ground floor retail premises with a basement, and two upper floors. Formerly, the shop traded as an antique shop and the upper floors provided ancillary residential accommodation. Outside, there is a driveway to the side and a private garden to the rear.

The property has recently been granted planning consent for two residential apartments and a ground floor lock up shop, details can be seen at Tunbridge Wells Borough Council's planning list, application reference 21/03122/FULL. The property has been vacant for some time and now requires significant modernisation and improvement throughout, both internally and externally.

The property provides the following approximate floor areas:-

Ground Floor	83.5 sq m	899 sq ft
Basement	55.0 sq m	592 sq ft
First Floor	62.5 sq m	673 sq ft
Second Floor	68.7 sq m	739 sq ft
Garden & Parking		
Total	269.7 sq m	2,903 sq ft

TERMS

Offers are sought in the region of **£420,000 (four hundred and twenty thousand pounds)** for the freehold interest with vacant possession.

RATES

Current Rateable Value	£10,500
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required, as this is a listed building.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

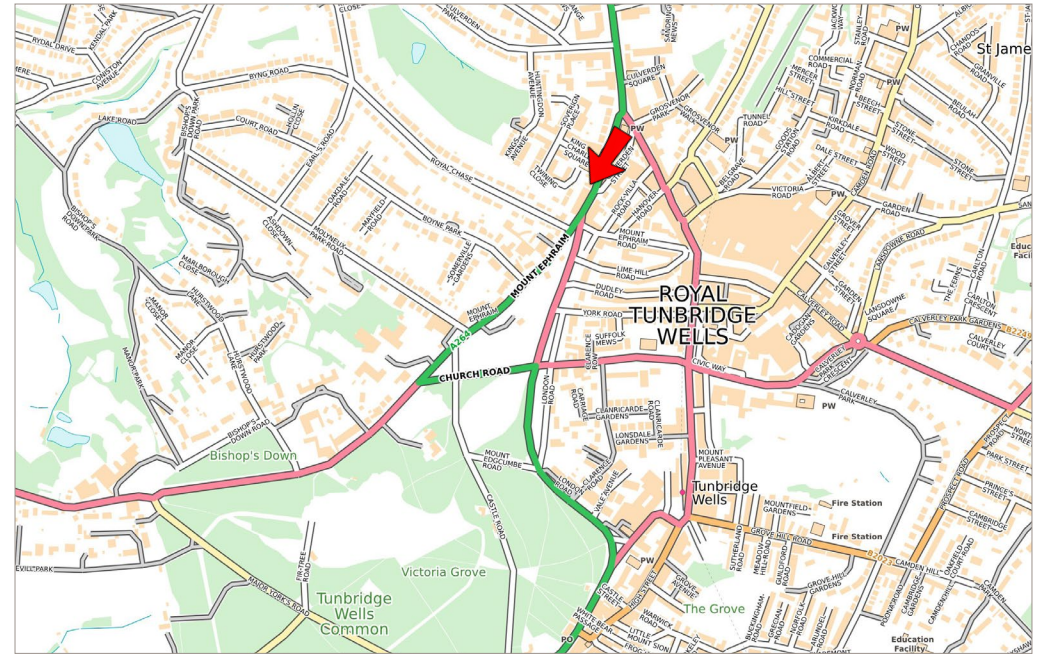
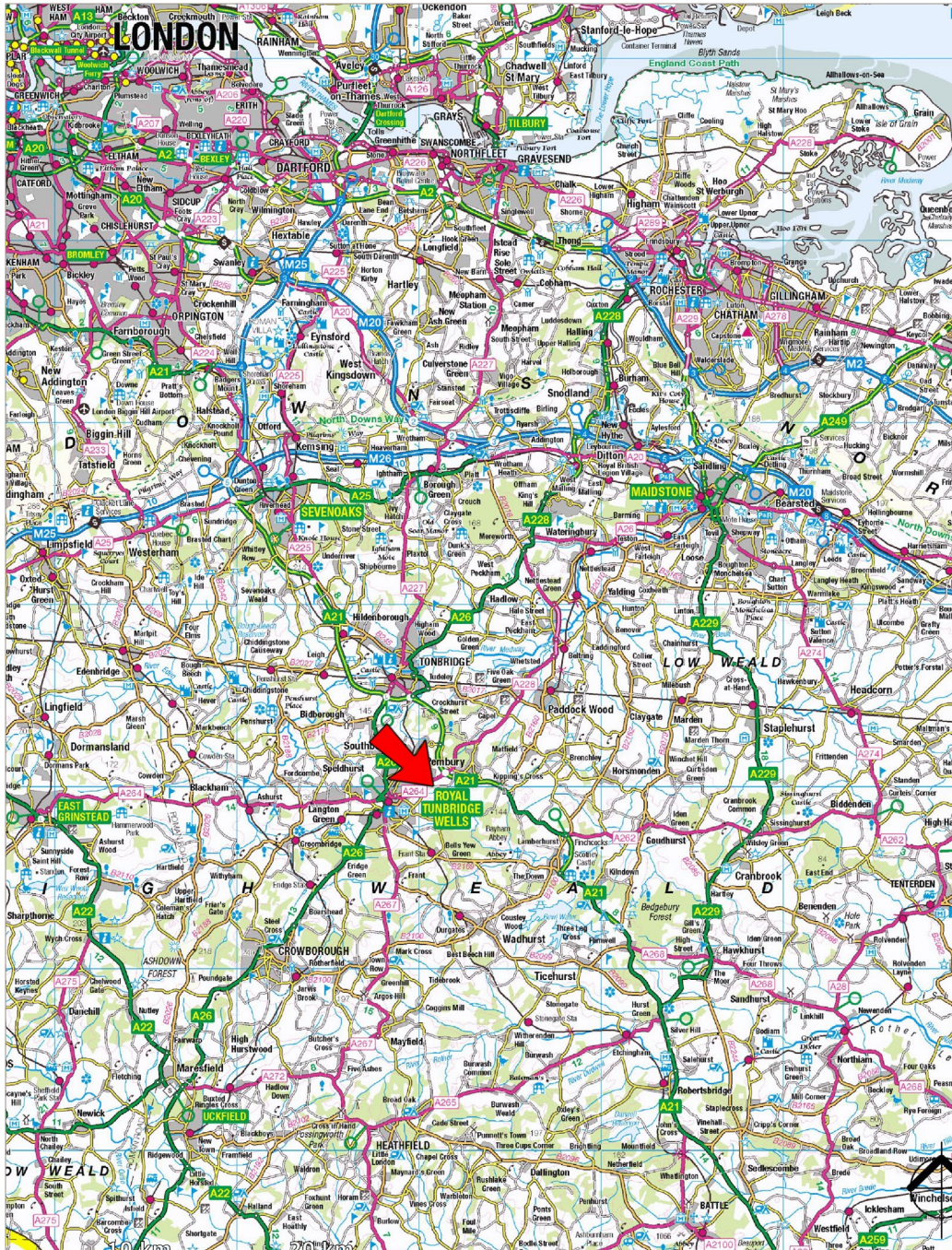
CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and VAT (if applicable)



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