

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:-

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

TERMS

The freehold interest is available with full vacant possession, to be sold via auction on 14th December 2022, with a guide of £250,000 - £260,000 plus fees. Further information can be found at www.cliveemson.co.uk.

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

The successful buyer will be responsible for purchasers fees, further information can be found at https://www.cliveemson.co.uk/buyers-fees/

CONTACT

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

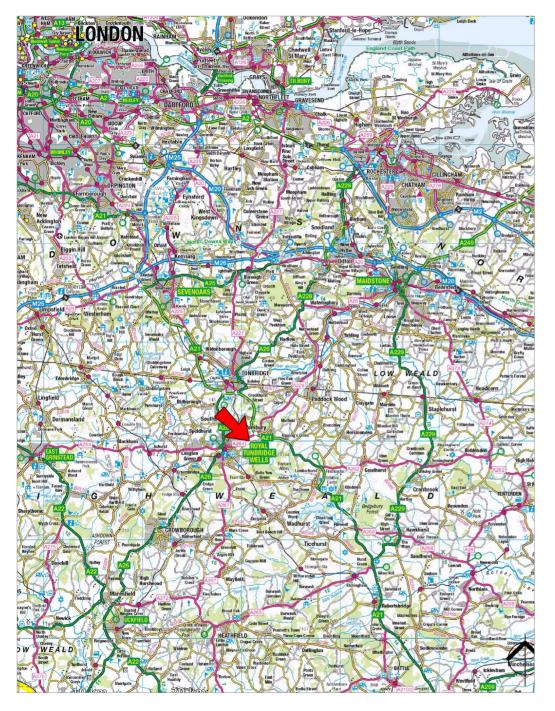
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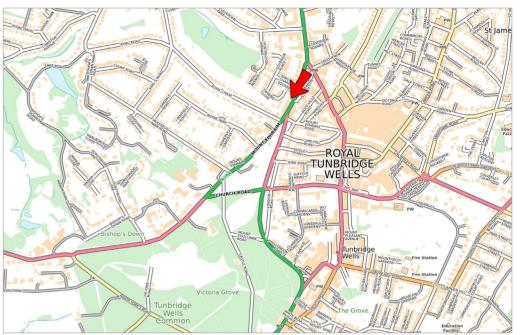
Or via joint auctioneer: Clive Emson Auctioneers 0345 850333

Subject to Contract and VAT (if applicable)













www.cradick.co.uk

