

# TUNBRIDGE WELLS

32 MOUNT EPHRAIM TN4 8AU

**Clive Emson**   
LAND AND PROPERTY AUCTIONEERS



**Freehold For Sale via Auction**

## 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		
<b>Total</b>	<b>269.7 sq m</b>	<b>2,903 sq ft</b>

## 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](http://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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Subject to Contract and VAT (if applicable)

