

SHORNCLIFFE

SIR JOHN MOORE LIBRARY



AUCTION 15TH JUNE 2023

FREEHOLD FOR SALE



LOCATION

The subject premises are located adjacent to the Tower Theatre, and phase 2B of the new Taylor Wimpey development, at the former Somerset Barracks on North Road. Once complete, this phase will comprise some 127 residential units, and is part of the wider plan to deliver approximately 1200 new homes to Shorncliffe.

Additionally, there will be a new medical facility and retail unit being built as part of the residential scheme adjacent, and parking provided to the front.

ACCOMODATION

The property comprises a detached listed building with a garden to the rear. The accommodation is principally arranged at ground floor with a large hall area and kitchen/store. There is a galleried first floor area overlooking the main hall and external WC's, with the approximate following areas and dimensions:-

Main Hall	140.9 sq m	1,517 sq ft
Kitchen/store	9.5 sq m	102 sq ft
First Floor	26 sq m	280 sq ft
WCs		

RATING ASSESSMENT

The property is rated within Band D.

TERMS

The auction of this freehold property will be held on 15 June by Clive Emson Auctioneers

www.cliveemson.co.uk/properties/242/140

LEGAL FEES

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

CONTACT

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

Alex Standen
01892 707577
07770 935263
astanden@cradick.co.uk

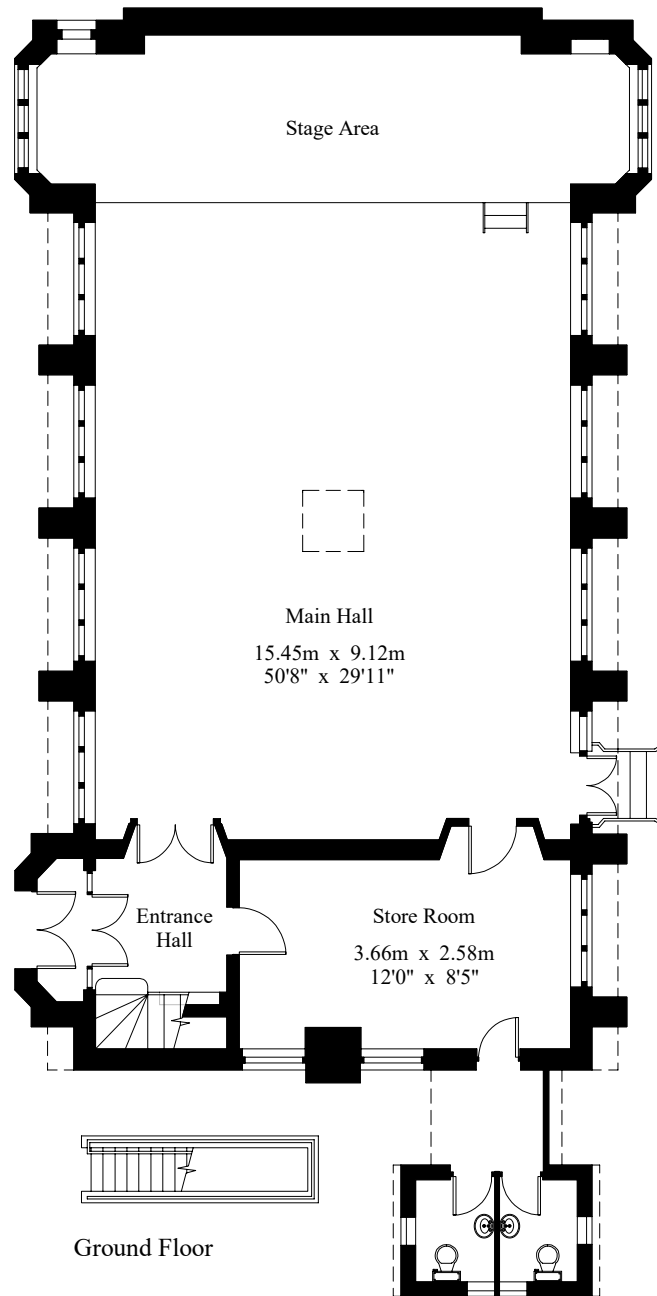
Jim Grant
01892 707567
07770 587253
jgrant@cradick.co.uk

Subject to Contract & Exclusive of VAT

www.cradick.co.uk

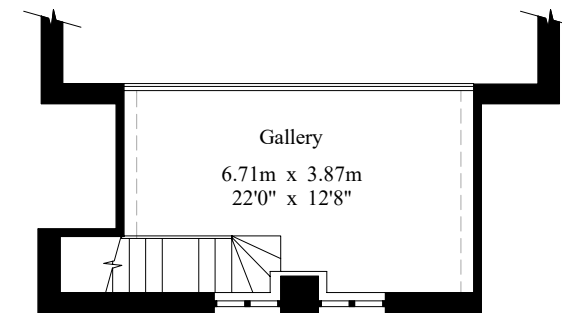
Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001



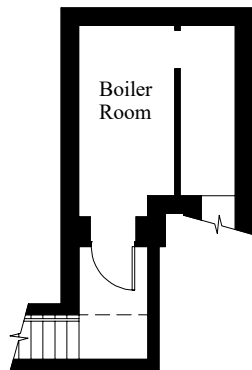


Sir John Moore Library

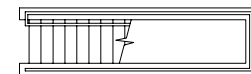
Gross Internal Area : 228.7 sq.m (2461 sq.ft.)



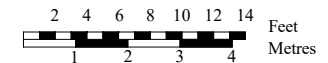
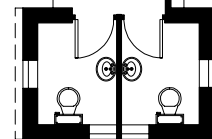
First Floor



Basement



Ground Floor



For Identification Purposes Only.

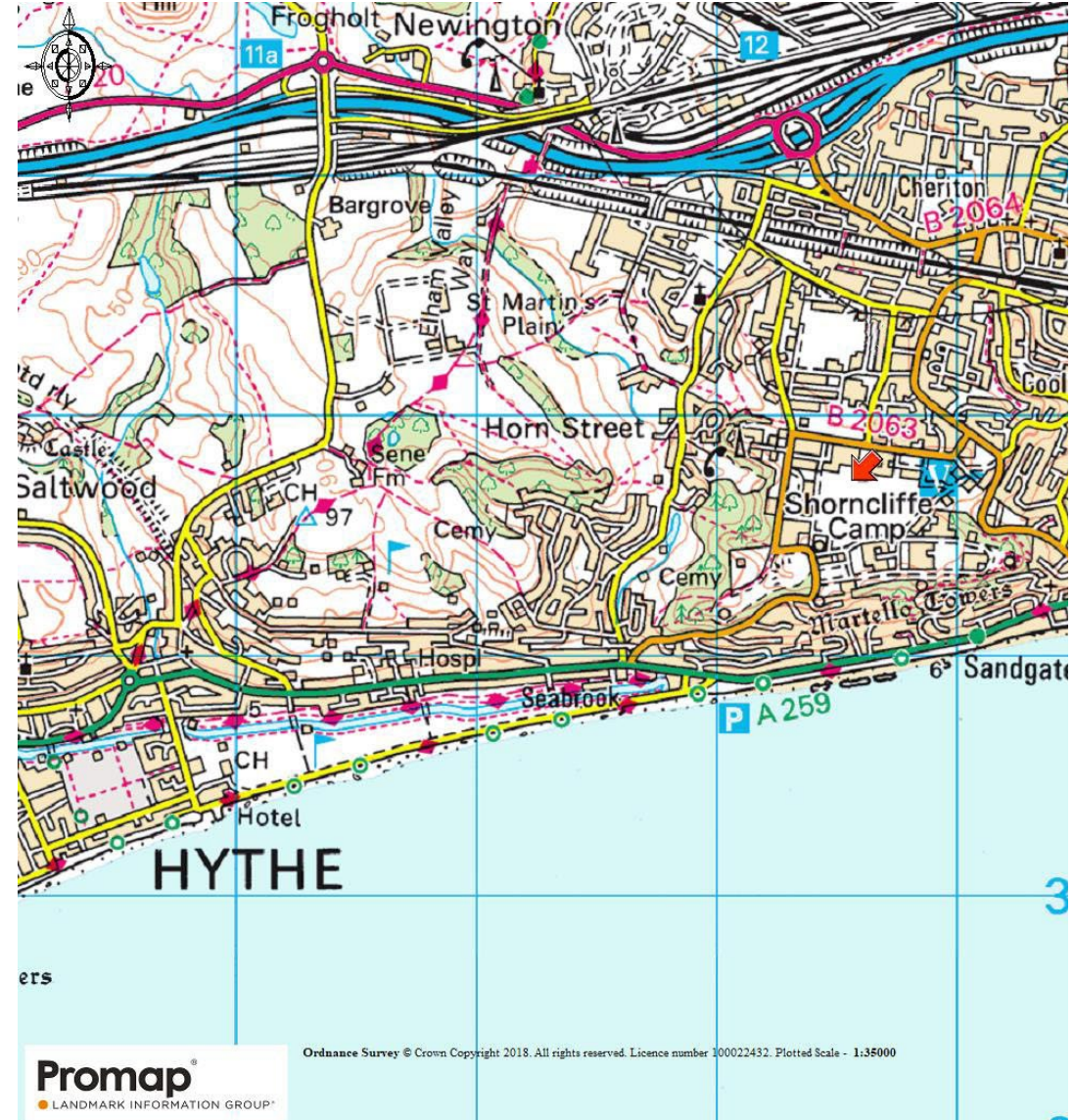
© 2017 Trueplan (UK) Limited (01892) 614 881

www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

@CradickRetail

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The 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. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission 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 upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 2018 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.



www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

@CradickRetail

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The 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. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission 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 upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 2018 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.