

TUNBRIDGE WELLS

109 MOUNT PLEASANT ROAD TN1 1QR



Residential Conversion Opportunity For Sale

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town, situated c. 35 miles south east of London and 30 miles north east of Brighton. The town is served by excellent bus links to the surrounding areas and Tunbridge Wells train station is only a five minute walk from the subject property, providing a direct service to London Bridge in approximately 50 minutes.

The property is positioned in the town centre on the west side of Mount Pleasant Road which comprises of a strong mix of national and independent retailers and restaurants.

ACCOMMODATION

The property is arranged over the first and second floor, with the following approximate areas:-

First Floor	98.7 sq m	1,063 sq ft
Second Floor	75 sq m	807 sq ft

Ground floor entrance and bin & cycle store.

TERMS

Upper parts to be for sale at **£375,000** for a long leasehold interest for 250 years.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the whole is available upon request.

LEGAL FEES

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

CONTACT

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

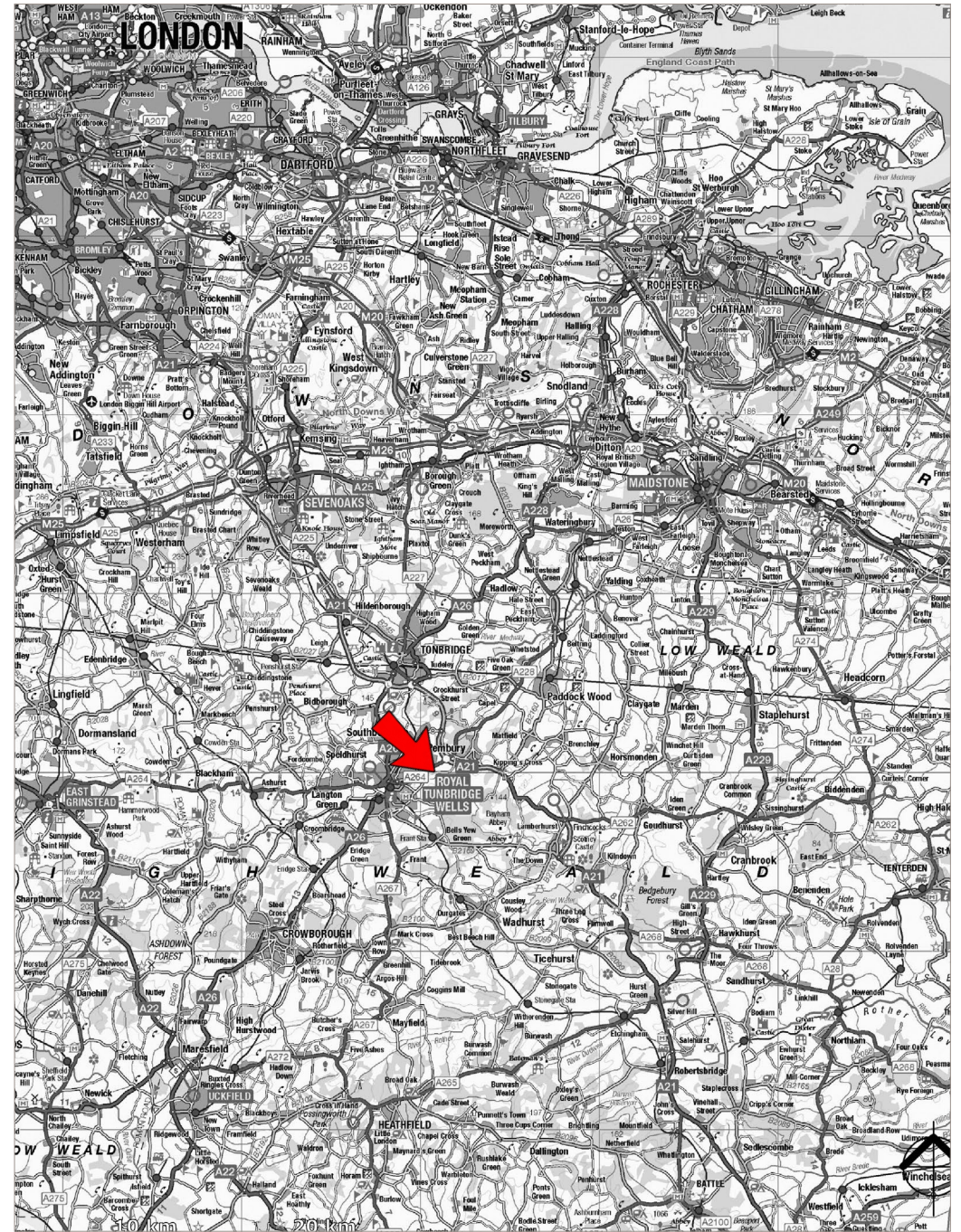
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Subject to Contract & Exclusive of VAT



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