

# TUNBRIDGE WELLS

**TELDIS HOUSE, 29A MOUNT EPHRAIM TN4 8AA**



Warehouse for Conversion or Development



## 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 subject premises are positioned on Mount Ephraim, just a short walk from the town centre, train station and the Tunbridge Wells Common and Wellington Rocks. The adjacent buildings comprise a mixture of residential and commercial uses.

## DESCRIPTION

The property currently comprises some 5,850 sq ft (GIA) of accommodation on a single level, currently in brick and steel construction. To the front of the building there is parking for 7 cars, steps and a ramp down to the entrance. The demise sits at first floor level on the southern elevation held on a flying freehold title.

## TENURE

Flying Freehold (the property is held under a freehold title, separately from the lower ground floor with the demise being the midpoint of the floor/ceiling slab).



## PLANNING

The property has lapsed planning consent for an Office scheme under application 19/03578/FULL and latterly a residential scheme for 4 large maisonettes with roof terraces and open plan living accommodation, further details can be seen on the Tunbridge Wells Borough Council planning department website, planning reference 20/03626/FULL.

## PRICE

Offers are sought in the region of **£795,000** for the flying freehold interest on an unconditional basis.

## RATING ASSESSMENT

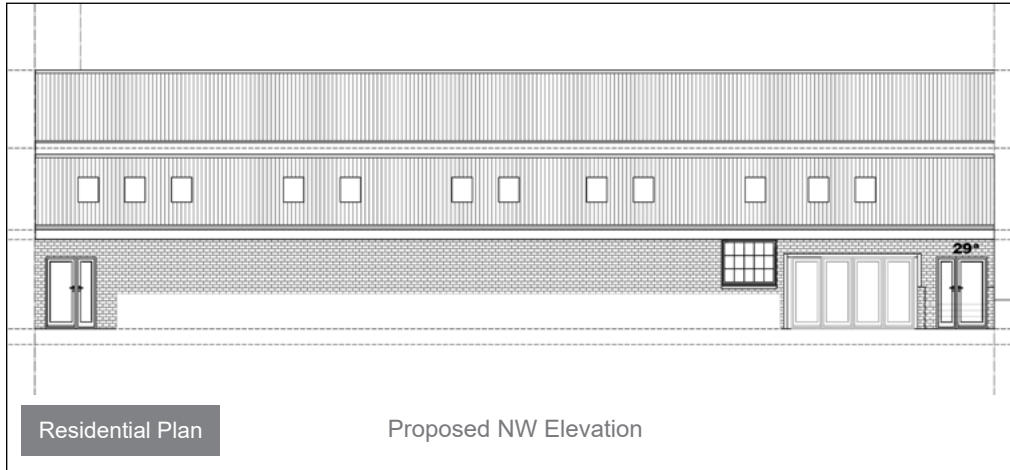
To be reassessed.

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## LEGAL COSTS

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

## CONTACT

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

Alex Standen  
01892 707577  
07770 935263

[astanden@cradick.co.uk](mailto:astanden@cradick.co.uk)

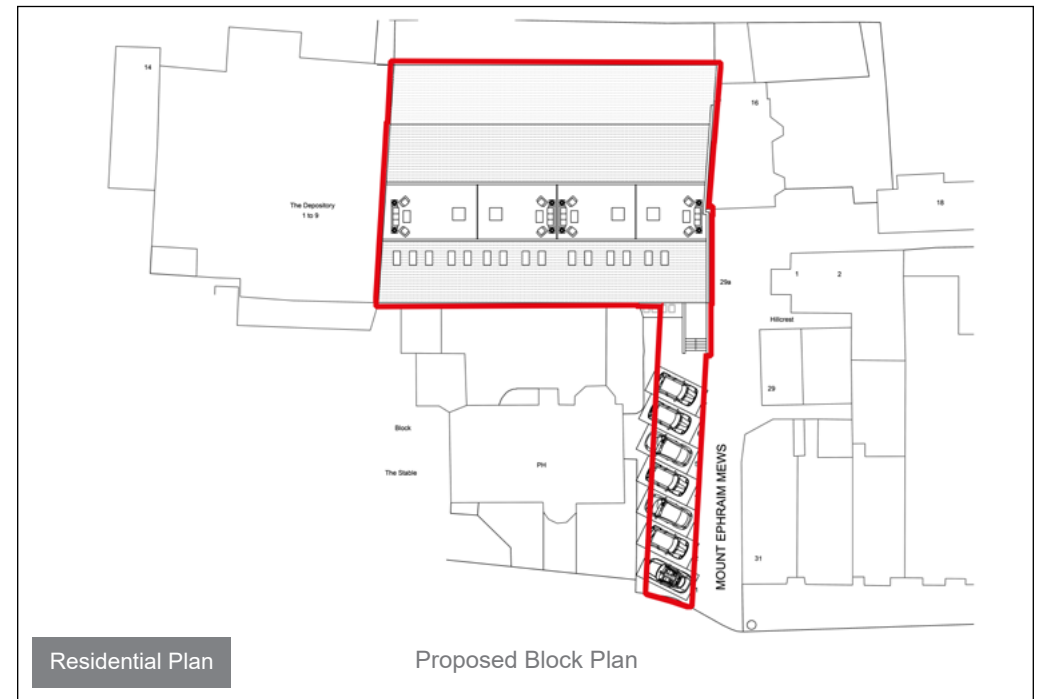
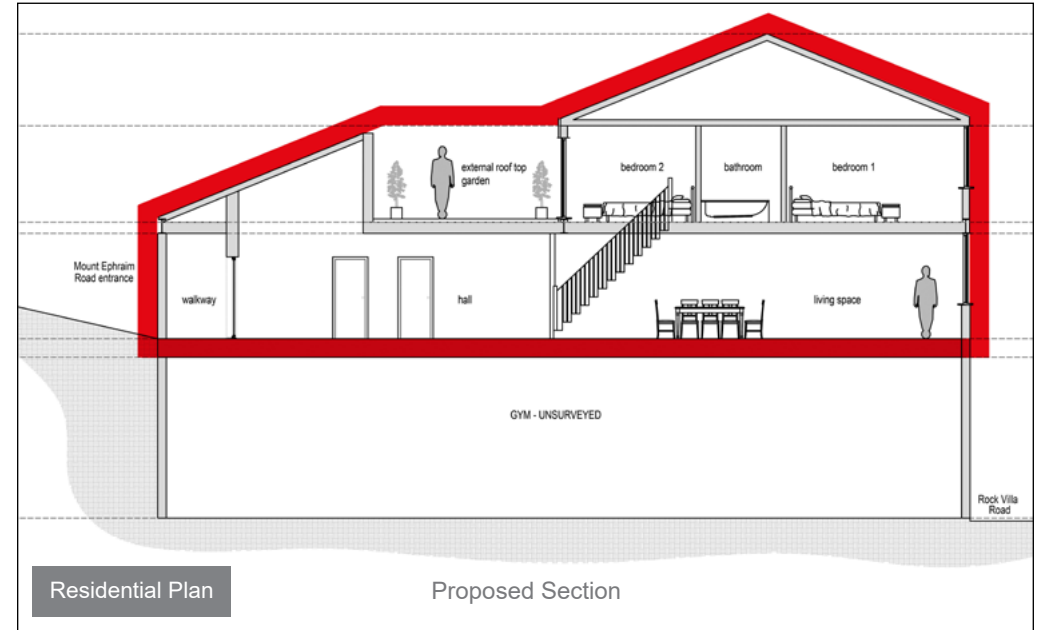
Jack Pearman  
01892 707511  
07483 361559

[jpearman@cradick.co.uk](mailto:jpearman@cradick.co.uk)

or joint agent:- Tom Castro  
0333 200 8330  
07976 888937

[tomcastro@whozoo.co.uk](mailto:tomcastro@whozoo.co.uk)

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