

durlings

Commercial properties
residential developments



The International Tile Store • Tunnel Road • Tunbridge Wells • Kent TN1 2BT
Former showroom & warehouse, with parking / yard areas and additional buildings

For Sale (may lease) - **3773 sq ft**

COMMERCIAL

durlings

chartered surveyors
and property consultants

COMMERCIAL



Contact Rupert Farrant on

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www.durlings.co.uk

**22 Mount Ephriam Road, Tunbridge Wells, Kent
TN1 1ED**

Additional information

The following information is available upon request:

- EPC register
- Title and Title Plan
- Floor plans
- Photographs

Viewing

By appointment with **Durlings 01892 552500** – Rupert Farrant or **Acorn Commercial 020 8315 5454** – Daniel Dennis

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) These 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;
(ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions 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 on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

(iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.

(iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.

(v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

(vi) Subject to proof of funds

(vii) Subject to contract & receipt of satisfactory accounts and references. A rent deposit will be required.



Double garage adjacent to main building



Detached workshop building

Location

Royal Tunbridge Wells, a town renowned for its affluence, is positioned 35 miles South East of Central London and has a population of approximately 100,000. Vehicular access is via the A26 through Southborough connecting to the A21, in turn providing access to the M25 at Junction 5. Tunbridge Wells station (0.6 miles) is a short walk from the property and offers a convenient average journey time of 1 hour into London. The property is located on the north side of Tunnel Road, a residential street a short distance from Royal Victoria Place shopping centre, and other well-known brands including Next, Boots, WHSmith and Marks & Spencer. The Tunbridge Wells area is also home to a host of well-regarded schools with high Ofsted ratings.

Description

A rare opportunity to purchase a freehold commercial property in Tunbridge Wells. Previously occupied by a tile showroom/store since 2003, the property comprises of c.3,767sqft of internal commercial space. The main building is split over 2 floors measuring c.3,272sqft with a largely open-plan layout. There is a smaller detached commercial building/workshop measuring c.217sqft with a steel roller shutter and 4.5m ceiling clearance. The yard/parking area measures c.2,538 sq ft and can accommodate up to 9 vehicles. A double garage located adjacent to the property measuring c.284sq ft is also included in the sale. The property is suitable for continued use as a commercial site (planning class E) or has strong potential for conversion into a residential scheme (house or flats) subject to the relevant planning consents. The site has no relevant planning history in this regard.

Floor Areas

Showroom building	sq ft
Ground	1636
First	1636
Plus parking / yard -1057sq ft	
Workshop	217
Plus parking area -1071 sq ft	
Garages	284
Plus parking area -410 sq ft	

Price

Offers are invited in the region of **£850,000** for the freehold interest with vacant possession.

Note – The owner may consider a lease - Subject to covenant and acceptable lease terms.

VAT

Not applicable on the price.

Business Rates

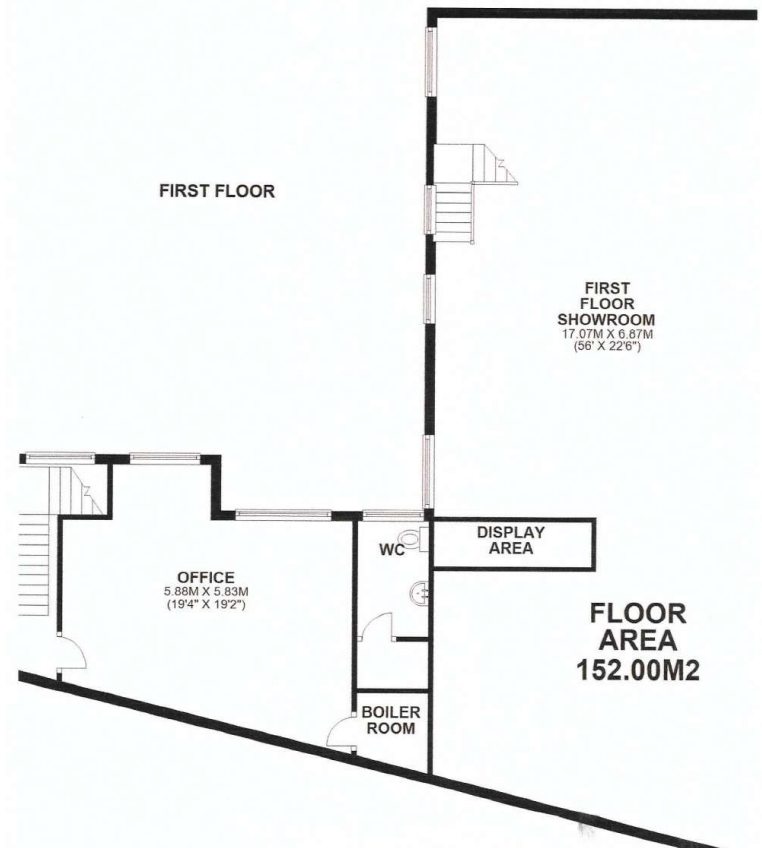
Rateable Value is £27,000. Interested parties are advised to check the amount payable for the year directly with Tunbridge Wells Borough Council – 01892 526121

GROUND FLOOR



TOTAL AREA: APPROX. 588.0 SQ. METRES (6329.3 SQ. FEET)
THE INTERNATIONAL TILE STORE TUNNEL ROAD, TUNBRIDGE WELLS

FIRST FLOOR



RICS

the mark of
property
professionalism
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