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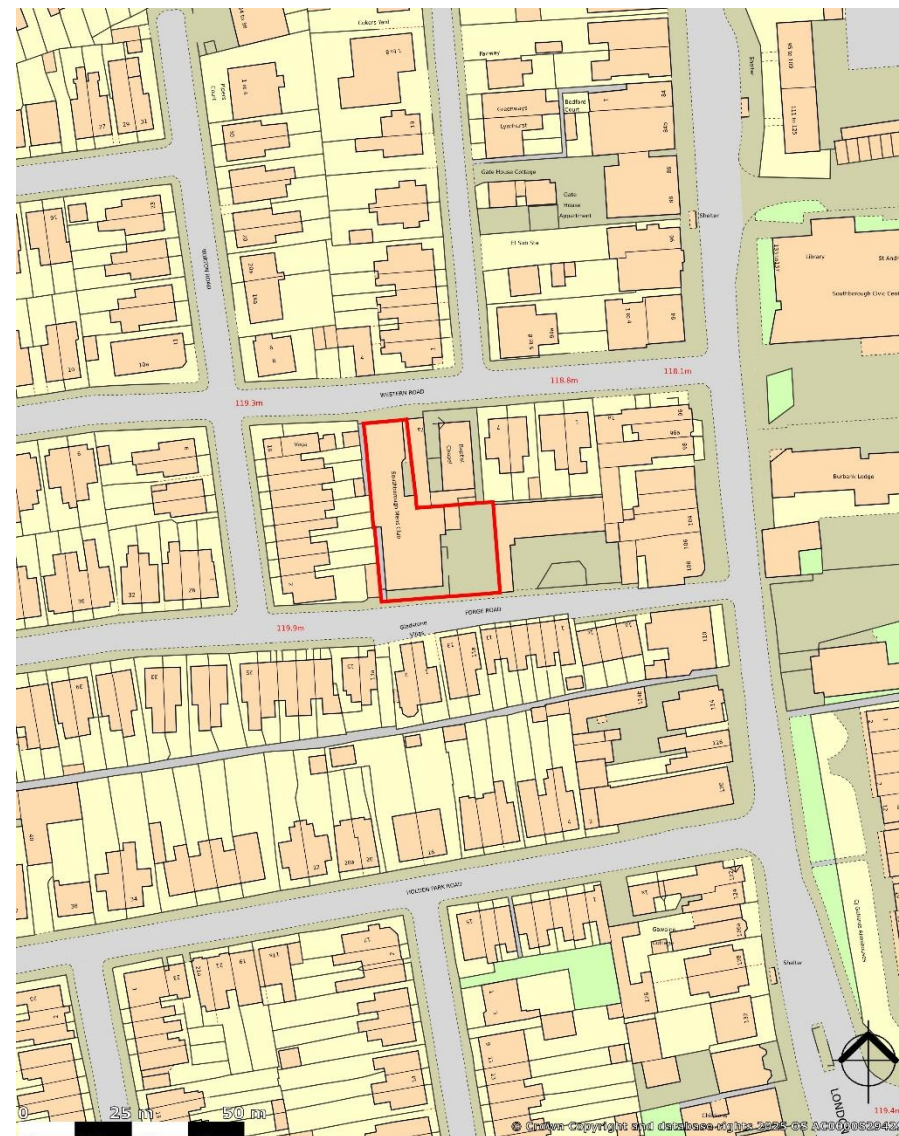
**FOR SALE**

**FREEHOLD FORMER SOCIAL CLUB WITH POTENTIAL FOR ALTERNATIVE  
USES / RESIDENTIAL DEVELOPMENT – 7,184 SQ FT (667.8 SQ M)**

**Southborough Mens Club, 24 Forge Road, Tunbridge Wells, TN4 0EX**

EXECUTIVE SUMMARY

- The site comprises a two storey building extending to approximately 7,184 sq ft (667.8 sq m).
- Total site area 0.18 acres (0.073 hectares)
- Internally arranged to provide a two storey former Working Men’s Club and a self-contained three bedroom flat.
- Well located for the amenities of Southborough and within walking distance of High Brooms railway station.
- Freehold with vacant possession
- Price and further details upon application



VIEWINGS

David Marcelline  
Alex Thomson

t: 07734 070947  
t: 07780 113019

e: dmarcelline@shw.co.uk  
e: athomson@shw.co.uk



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## LOCATION

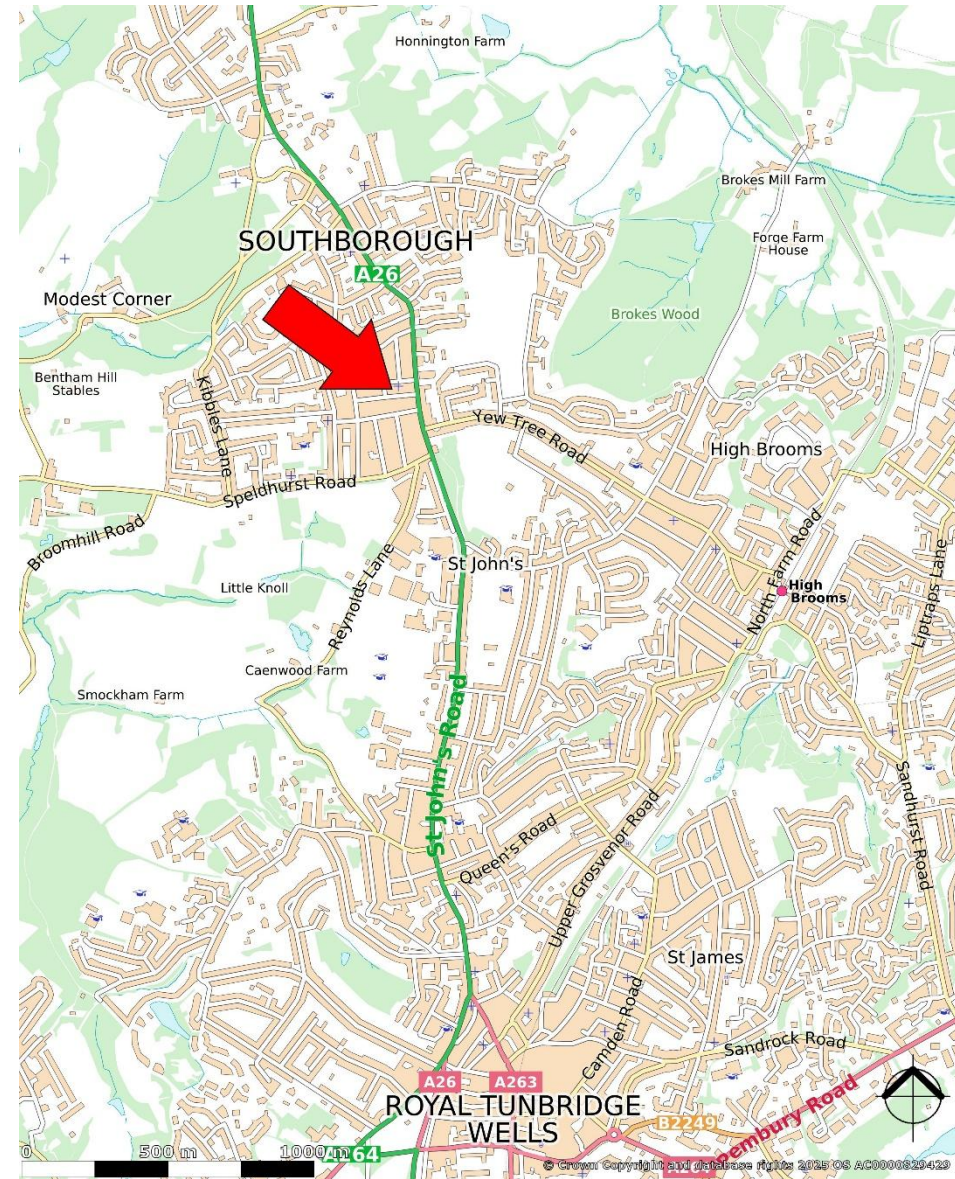
The property is located between Forge Road and Western Road in Southborough which lies 3.1 miles south of Tonbridge and 1.5 miles north of Tunbridge Wells.

It is located just off the A26 London Road which connects to the A21, providing access to Junction 5 of the M25 motorway, approximately 11.5 miles to the north.

High Brooms Railway Station is within walking distance, providing services to London Bridge and Charing Cross.

The property fronts the northern side of Forge Road and benefits from a second frontage onto Western Road at the rear (north).

The surrounding area is predominantly residential, comprised mostly of terraced and semi-detached houses interspersed with some established commercial uses.



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## DESCRIPTION

The site comprises a two-storey building with a Gross Internal Area of approximately 7,184 sq ft (667.8 sq m).

The ground floor hosts the main club room and bar area with the first floor providing a snooker room, office and meeting room. Externally, there is an area of hardstanding for parking at the front of the building.

The site is L-shaped and principally level extending to 0.18 acres (0.073 hectares).

In addition to the club premises, the property includes a self-contained three bedroom flat located at the northern end of the building overlooking Western Road.



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# ACCOMMODATION SCHEDULE

MEASUREMENTS (GIA)	SQ M	SQ FT
Ground Floor	329.1	3,541
First Floor	164.4	1,769
Flat	111.5	1,199
Cellar	43.8	471
Garage	19.0	204
<b>TOTAL</b>	<b>667.8</b>	<b>7,184</b>



## PLANNING

The property has previously been used as a social club and function room for hire. The VOA describes the property as a club and premises. Purchasers are to satisfy themselves with regard to their own proposals.

The site is not occupied by any statutory or locally Listed buildings and is not located within a Conservation Area



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## TENURE

The property is held under two separate titles: K953712 and K167077.

## OFFERS

Unconditional offers only are being invited for the freehold interest with vacant possession, subject to contract.

Offers must be in writing and include the following information:

- Identity of the proposed purchaser
- Purchase price
- Purchaser background and track record. Proof of funds will be requested
- if your offer is further considered
- Proposed timescale for exchange and completion of sale
- Solicitor details
- Any surveys that are required

No offer is to be calculable by reference to any other offer

## PRICE

Guide price upon application

## AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

## VAT

The property is not elected for VAT

## EPC

TBC

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

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**Alex Thomson**

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## FURTHER INFORMATION

For further information and access to our data room please follow the link below:

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