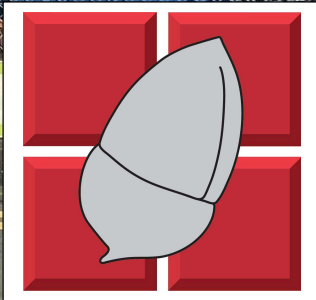




Former trade warehouse with residential conversion potential - For Sale



**The International Tile Store • Tunnel Road • Tunbridge Wells • Kent TN1 2BT
Former showroom & warehouse, with parking / yard area**

For Sale - 3272 sq ft

COMMERCIAL



durlings

chartered surveyors
and property consultants

COMMERCIAL



Contact Rupert Farrant on
01892 552 500
rupert@durlings.co.uk
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.
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- (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.

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.3,272 sqft of gross internal commercial space. The building is arranged over 2 floors with a largely open-plan layout. 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
Total	3272

Plus parking / yard -1057sq ft

Price

Offers are invited in excess of **£650,000** for the freehold interest with vacant possession.

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

