



**Land & Development in TN4**  
Lower Green Road, Tunbridge Wells, Kent,  
TN4 8TW

**£385,000** Starting Bid

Off Street parking

**Property features**

- ✓ Substantial two-storey commercial premises
- ✓ Private car park
- ✓ Current tenant willing to sign a 10-year lease
- ✓ Ideal for owner-occupiers or
- ✓ Rateable Value - £22,500

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

---

0191 737 1154  
commercial@pattinson.co.uk

---

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

An excellent opportunity to acquire Shadwell House, a well-presented and generously proportioned two-storey commercial building extending to approximately 2,188 sq ft (203 sq m), complemented by a private car park offering valuable off-street parking.

Situated in a convenient and accessible location, the property is currently occupied by a long-standing tenant whose lease has expired. The tenant is keen to remain and has expressed willingness to enter into a new 10-year lease. However, the vendor, due to personal circumstances, is not in a position to commit to a new term and is offering the property with vacant possession.

To facilitate this, a buyout arrangement has been agreed with the tenant for the sum of £44,000, equivalent to two years' council tax (£22,000 per annum). This cost is in addition to the purchase price and would enable a clean break should the buyer wish to occupy or re-let.

Please note we have not inspected this property.

Price: Starting Bid £385,000

Property Type: Land & Development

Business Type: Other/Unspecified

Parking: Off Street

## Location

Situated in a convenient and accessible location. Located close to Rusthall town centre with many local amenities close by.

---

## Accommodation

Ground Floor – Approx. 99 sq m / 1,062 sq ft

Office: 6.23m x 5.34m (20'5" x 17'6")

Office: 4.55m x 2.78m (14'11" x 9'1")

Office: 4.52m x 3.63m (14'10" x 11'11")

Office: 3.21m x 7.71m (10'6" x 25'4")

Kitchen: 1.66m x 2.19m (5'5" x 7'2")

WC: 1.70m x 1.15m (5'7" x 3'9")

Multiple hallways and entrances

First Floor – Approx. 105 sq m / 1,127 sq ft

Office: 6.65m x 5.53m (21'10" x 18'2")

Office: 3.99m x 4.32m (13'1" x 14'2")

Office: 3.17m x 4.74m (10'5" x 15'7")

Office: 3.91m x 5.86m (10'6" x 19'3")

Office: 3.94m x 3.58m (12'11" x 11'9")

Kitchenette: 1.43m x 1.80m (4'8" x 5'11")

Two WCs

Landing areas

---

## Tenure

Freehold. Title number K608837

---

## Rateable value

The adopted rateable value is £22,500 as of 1 April 2023. Sourced from VOA.

---

## EPC

Available upon request ( Rating E )

---

## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Lower Green Road, Tunbridge Wells, Kent, TN4 8TW

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

