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48-50 Monson Road • Royal Tunbridge Wells • Kent TN1 1LP

Retail premises with upper parts – Freehold For Sale (Due to Retirement)

Of interest to owner occupiers & investors / developers

COMMERCIAL

Location

Tunbridge Wells is an affluent town located in West Kent, some 35 miles south east of central London.

Monson Road is in the central shopping district of Tunbridge Wells close to the junction with Mount Pleasant Road, and moments from The Royal Victoria Place shopping mall.

Accommodation / Description

Two interconnecting Grade II listed properties, arranged over ground, basement, mezzanine, first and second floors.

There is scope to extend the mezzanine over the retail area as the floor to ceiling height is approximately 4.35 metres (measured from plan – so subject to clarification. There is potential to convert the first floor into 2 no. 1 bedroom flats, subject to all the necessary local authority consents. This floor is self-contained access directly from Monson Road, and along the colonnade. The entire second floor comprises a self-contained 3 bedroom apartment which is subject to an unexpired lease of around 80 years, with a ground rent of £100 per annum.

Ground – Internal frontage	10.65m
Average depth	9.30m
Sales Area	90.68 sq m
Ancillary (offices/stores)	9.53 sq m
Subtotal	100.21 sq m
Basement (storage)	78.75 sq m
Mezzanine – (kitchen/storage)	17.19 sq m
First – (offices & workshops)	83.43 sq m
Second – (3 bedroom apartment) – not measured	

Tenure

Freehold, subject to a lease on the second floor of around 80 years unexpired, subject to annual ground rent of £100.

Planning

There are no records of any significant planning applications.

The only records, via Tunbridge Wells Borough Councils website, are for alterations to the shop front in 1981.

The property is located in a Conservation Area.

Guide Price

£575,000

Business Rates

The property is described as "Shop & Premises" and has a current Rateable Value of £44,250.

Viewing Arrangements

Strictly by appointment through the sole agent's offices, as the property is currently trading, and prospective purchasers are requested not to visit the property without a confirmed appointment.

Contact: Julie Chalmers or Rupert Farrant – 01892 552500 / info@durlings.co.uk

Subject to contract & proof of funding.

Disclaimer

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