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01892 512422
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Browning House

Draper Street Southborough Tunbridge Wells TN4 0PG

1208 sq ft[GIA]

OFFICE & STORAGE BUILDING FOR SALE

** ALSO AVAILABLE TO RENT **

Location:

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The Borough has a resident population of around 100,000.

Southborough is a town in the borough of Tunbridge Wells located 2.5 miles to the north of Tunbridge Wells and approximately 3 miles south of Tonbridge.

The Property is situated on the western side of Draper Street 30 metres from its junction with Pennington Road and close to the Pennington Grounds car park.

Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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Description: Two storey office building with integrated garage/store. The property benefits from a roller shutter door, electric heating, shower room, UPVC double glazing, door entry system, 2 kitchens, air-conditioning (in main office on first floor only) and a wc.

Accommodation:

Ground Floor:-

Garage/store GIA Approx 232 sq ft 21.5 sq m
Entrance Hall/Kitchen/Shower Room & WC
GIA Approx 369 sqft 34.2 sq m

First Floor:-

Main Office/WC/Kitchen GIA Approx 607sq ft 56.3 sq m

Total GIA Approx 1,208 sq ft 112.2 sq m

TENURE : Freehold (Title K595751) with vacant possession.

GUIDE PRICE : £280,000 (TWO HUNDRED AND EIGHTY THOUSAND POUNDS)

RENT; ON APPLICATION

VAT: Please note that we are informed the property is not elected for VAT.

Rates: We have been verbally informed that the rateable value is £8300 Prospective purchasers should make their own enquiries to TWBC to verify this information on 01892 526121

EPC: The current EPC (Rating D) is available on request.

Legal Costs: Each party to be responsible for their own legal costs.

Contact: For further information or to arrange an inspection of the property please contact:-

SHANE RAGGETT 07775 916743
shane.raggett@broadlands.co.uk

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