

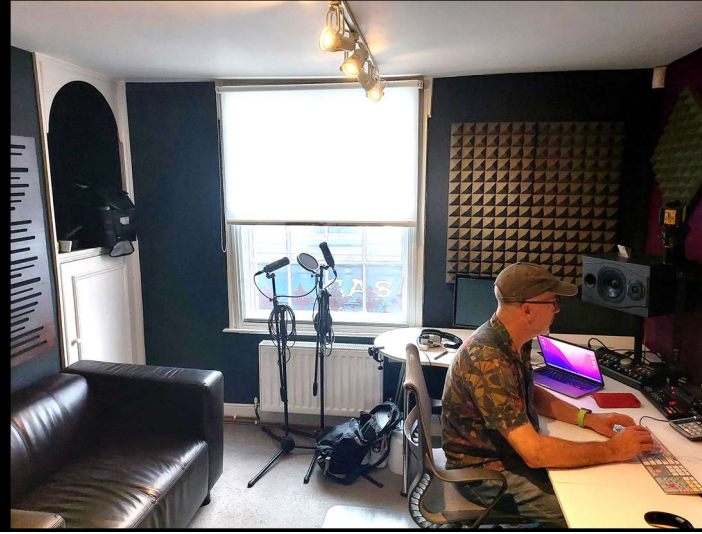


chartered surveyors
and property consultants



9 Castle Street • Tunbridge Wells • Kent TN1 1XJ

Office / Retail / Class E Building - For Sale - 931 sq ft



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Location

Castle Street is situated just off the High Street, and links through to London Road. It is a charming one way, access only, cobbled street, with a mix of specialist retailers, including a public house and restaurant. The location is ideal for access to the mainline rail station, being approximately 200 metres distance. There is a wealth of leisure and retail facilities located nearby in the High Street and Mount Pleasant.

Description

A terraced period property (late 19th / early 20th century), arranged over ground, and two upper integral floors, along with a basement. The second floor is formed within the roof space. The ground includes a kitchen, shower, and WC.

The property is of traditional brick construction, with painted brickwork and decorative detailing on the front elevation.

The ground floor, originally an open plan retail space, has been partitioned to create two rooms.

From the ground floor area there is an integral staircase leading to both the upper floors and a basement area.

The first floor comprises two room and the stairs continue from the rear up to the roof space (second floor).

The basement comprises further studio / storage space

There is gas fired central heating throughout. There is also a wall mounted air handling cassette in the front first floor room.

The existing layout does offer the potential for self-containment of the upper parts by forming a corridor from the front door with a partition containing the staircase. We feel the first and second floors could be converted to provide a one-bedroom flat. Alternatively, the entire building might be converted to a single dwelling – all subject to obtaining all of the necessary local authority consents.

Floor Areas

Total gross internal floor area -
Floor plans available on our website.

931 sq ft (86.49 sq m)

Tenure

Freehold

Guide Price

£275,000

Business Rates

The rateable value from 1st April 2026 will be £6,000.

Small Business Rates relief will apply, subject to qualifying factors.

Interested parties are advised to check with Tunbridge Wells Borough Council on the amount payable for the year, considering the current reliefs available.

Viewing

Strictly through appointment, sole agents Durlings 01892 552 500.

Important Note

SUBJECT TO PROOF OF AVAILABLE FUNDS.

Property Misdescriptions Act: DURLINGD for themselves and for the vendors of lessors of the 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, and 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 and intending purchasers or letters 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.

COMMERCIAL



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