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and property consultants

134 London Road • Southborough • Tunbridge Wells • Kent TN4 0PL

Office Building - For Sale - with development potential - 3068 sq ft plus outbuilding.



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Location

Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (junction 5). Neighbouring towns include Tonbridge – 5 miles to the north and Sevenoaks - approximately 12 miles to the north. Main line rail services are provided from Tunbridge Wells and High Brooms to London’s Charing Cross in approximately 50 minutes. Tunbridge Wells has a population of approximately 56000. The Tunbridge Wells Borough Council district has a population of approximately 110,000. Southborough is a suburb extending to the north of the town centre. This property is situated close to the junction with Yew Tree Road and on the western side of the (A26) London Road, approximately 2.1 miles north of the centre of Tunbridge Wells town centre. London Road comprises an important arterial route to the town centre with access to the dual carriageway A21 approximately 1.5 miles north, with junction 5 of the M25 being a further 12 miles to the north Southborough is a predominately residential area of Tunbridge Wells but also benefits from extensive roadside retail development arranged on a lineal basis directly along the A26 London Road, with notable breaks comprising residential, public leisure and school campus developments. Occupiers on the (A26) London Road consist of a variety of largely independent retailers, arranged in a series of ‘neighbourhood parade’ configurations and there are also major roadside operators including Tesco Express, Majestic Wines and Marks & Spencer / BP Connect. The immediate area is well served with ‘neighbourhood parades’ and surrounded predominately by high density Victorian terraced housing. The new Southborough Hub is close by which comprises a new mixed development incorporating Southborough’s new library, theatre, a medical centre, chemist, Town Council offices and other new retail units. There is a public car park opposite the property, accessed off Yew Tree Road, with 78 spaces and the first 2 hours being free.

Description

A Victorian detached office building, with large rear garden, arranged over 4 floors. Suitable for continued use as professional offices, otherwise

educational, leisure or medical uses, say. Alternatively potential for conversion to residential use along with further development to the rear.

Floor Areas

The property has the following gross internal floor areas: -

Ground Floor –	931 sq ft
Lower Ground –	922 sq ft
First Floor –	961 sq ft
Second / Roof Space –	254 sq ft
Total Building Floor Area –	3068 sq ft
Outbuilding -	389 sq ft

Planning History

In 2007 there was consent to construct a two-storey extension providing further office space – approximately 1420 sq ft - ref – 07/02594/FULL - this consent was renewed in 2010 – ref: 10/02949/FUL.

In 2014 Prior Approval was allowed for the change of use of the building form office (B1) to 4 no. self-contained flats (2 no. 2 bed maisonettes and 2 no. 1 bedrooms) – ref: 14/503118/PNJCLA

In 2016 consent was granted to demolish the outbuilding and construct a new 2-bedroom chalet style bungalow – ref: 16/500145/FULL

Tenure

Freehold with vacant possession.

Guide Price

£595,000

Viewing Arrangements

Strictly by appointment.

COMMERCIAL



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