



chartered surveyors
and property consultants



17 Avon Street • Tunbridge Wells • Kent TN1 2JG

Former Joinery Workshop - For Sale - 2770 sq ft

Location

Tunbridge Wells is an affluent town in northwest Kent, approximately 40 miles southeast of central London.

This property is in a predominately residential location, made up of Victorian terraced housing and close to the town centre, around ½ mile distant and in close proximity to a wide range of retail and leisure facilities. Tunbridge Well is well served with both grammar and public schools, all within a short walk.

The town's main line train station is about a 20-minute walk, and less than 1 mile away, where there are direct services to London Bridge with a journey time of around 50 minutes.

Description

A detached commercial building of traditional brick work, arranged over two floors with rear extensions, covering the majority of the site. There is a useful driveway from the rear of the property leading out to St. James' Road.

The property was until recently used as a joinery workshop and offers potential for a wide range of alternative commercial uses and indeed residential conversion or comprehensive redevelopment.

Floor Areas

Ground Floor -	Front building -	908 sq ft
	- Rear extension -	410 sq ft
	- Lower rear extension -	545 sq ft
First Floor -		907 sq ft
<u>Total Building Floor Area –</u>		<u>2770 sq ft</u>
<u>Total Site Area –</u>		<u>3250 sq ft</u>

Tenure

Freehold

Guide Price

£395,000

Business Rates

The current rateable value is £10,250. The proposed increase from 1st April 2026 is to £13,250.

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

Viewing Arrangements

Strictly by appointment and accompanied.

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Important Note:

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Subject to contract, availability & proof of funding.



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