

LOCATION

Tunbridge Wells is one of the most affluent commercial centres in Kent.

Castle Street is an attractive, cobbled street situated just off High Street. This location is particularly popular with high end fashion retailers, restaurants, bars and cafes. Tunbridge Wells mainline railway station just 200m to the north offers an excellent service to London Bridge, Waterloo East, Charing Cross, and Cannon Street taking about 50 mins.

DESCRIPTION

The property has most recently been occupied by a beautician and hairdresser. The accommodation is arranged on ground floor, basement and first floor. As currently arranged, there is a front shop with two treatment rooms and a staff room at ground floor, with a basement store and a large, studio, kitchenette and w.c. at first floor. The property may suit various other uses including office, showroom and residential (subject to planning).

ACCOMMODATION

Ground Floor		
Trading area (currently partitioned)	427ft ²	39.7m ²
Rear staff room	90ft ²	8.4m ²
Kitchenette	16ft ²	1.5m ²
Basement storage	314ft ²	29.2m ²
First Floor Sales	<u>396ft²</u>	<u>36.8m²</u>
Total	1,243ft ²	115.5m ²

RATES

Rateable Value Ground Floor	£8,400
Rateable Value First Floor	£5,600
Small Business Multiplier 2023-24	49.9p

The above information was taken from the Valuation Office website. Some businesses may qualify for small business rates relief. For further information, contact Tunbridge Wells Borough Council (01892 526121).

TENANCY

Part of the building at first and second floor levels has been sold on a long lease for a term of 99 years from 25th March 1987. Further details available on request.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating E (107)



TERMS

Offers in the region of £325,000 are sought for the benefit of the freehold interest.

VIEWING

By appointment through Howse Associates:

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