

BROADLANDS

Commercial Property Agents

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**TUNBRIDGE WELLS
BANK HOUSE
22-24 GARDEN STREET
TN1 2UZ**



- **FREEHOLD OFFICE BUILDING**
- **AVAILABLE DUE TO RELOCATION**
- **SUITABLE FOR ALTERNATIVE USES STPP**

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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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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LOCATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with a resident population of around 100,000 and a catchment population approaching 200,000.

The property is situated on Calverley Road approximately 300 metres from the The Royal Victoria Place Shopping Centre.

Near occupiers include AGA Shop, Iceland, West One Bathrooms, Multi York, Lime furniture, in addition to specialised/local traders, office occupiers and A3 operators.

ACCOMMODATION

The property comprises an attractive Georgian Grade II listed façade with an extension to the rear with a number of features including central atrium and substantial double height vaulted ceiling to the first floor. Entrances are located either side of the frontage. There is a small basement for storage purposes only.

There are also **18 private car parking spaces** to the rear of the building with a further customer entrance at the rear.

The property comprises the following approximate accommodation:

Ground Floor	5,571 sq ft	517.55sq m
First Floor	3,639 sq ft	338.06 sq m
Basement (unused)		

PRICE

The property is available freehold with full vacant possession and offers are invited in the region of **£2.2m[Two Million Two Hundred Thousand Pounds]**.

RATES

We understand the current rateable Value is £109,000 and described as ' Office & Premises ' We recommend that parties make their own enquiries to TWBC on 01892 526121

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly through **BROADLANDS COMMERCIAL PROPERTY AGENTS[TW] Ltd**

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