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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

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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

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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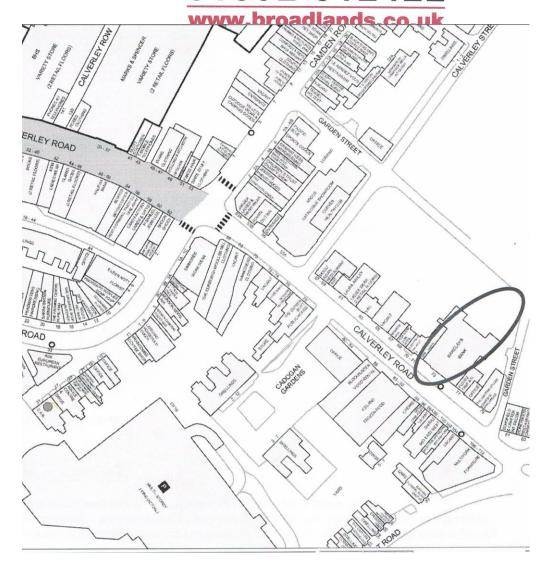
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