



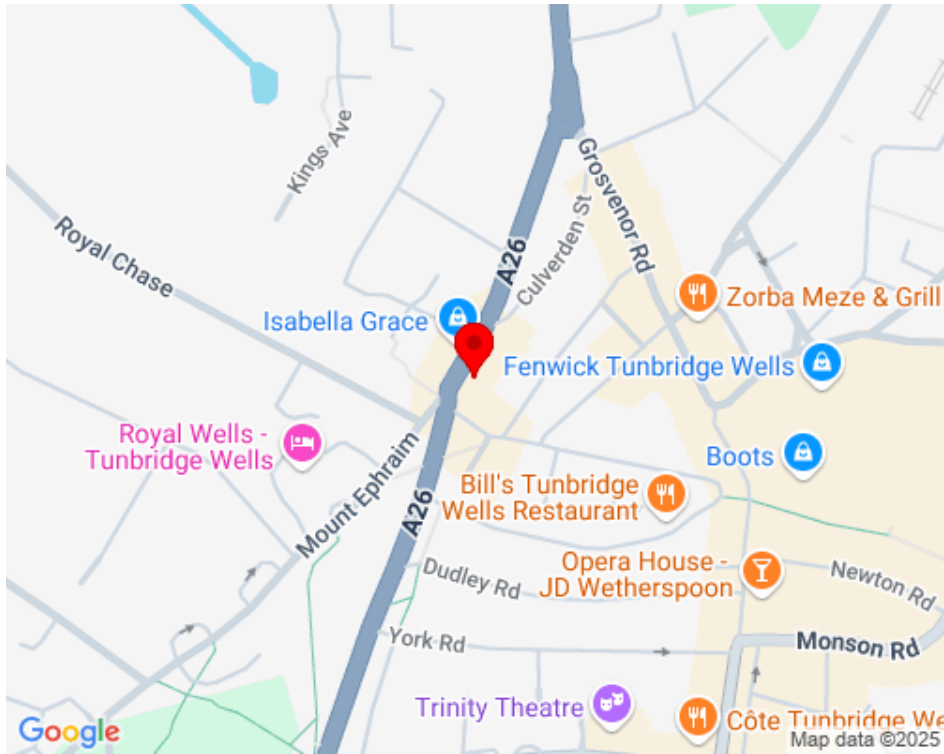
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Teldis House, 29A Mount Ephraim, Tunbridge Wells TN4 8AA
CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

LOCATION



Tunbridge Wells is a popular commuter town being just an hour from London and the coast, with a population of approximately 60,000 people. The town provides excellent retail & leisure facilities.

The subject premises are positioned on Mount Ephraim, just a short walk from the town centre, train station and the Tunbridge Wells Common & Wellington Rocks. The adjacent buildings comprise a mixture of residential and commercial uses.

Description

The property currently comprises some 5,850 sq ft (GIA) of accommodation on a single level, currently in brick and steel construction. To the front of the building there is parking for 7 cars, steps and a ramp down to the entrance. The demise sits at first floor level on the southern elevation held on a flying freehold title.

Planning

The property benefits from a detailed planning consent for 4 large maisonette's with private roof terraces and large open plan living accommodation. Further details can be seen on the Tunbridge Wells Borough Council planning department website, planning reference 20/03626/FULL.

Tenure

Flying Freehold (the property is held under a freehold title, separately from the lower ground floor with the demise being the midpoint of the floor / ceiling slab).

Price

Offers are sought in the region of £900,000 for the flying freehold interest on an unconditional basis.

Rating

To be re-assessed.

Legal Costs

Each party is to be responsible for its own costs involved in the transaction

Viewing Arrangements

Via prior appointment through Joint Agents:

Graves Jenkins - 01293 401040
Alex Roberts - 07795 212798
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Cradick Retail - 01892 707577
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GET IN TOUCH
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