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Lower Green Road, Tunbridge Wells, TN4 8TW

Guide Price £415,000

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An excellent opportunity to acquire Shadwell House, a well-presented and generously proportioned two-storey commercial building extending to approximately 2,188 sq ft (203 sq m), complemented by a private car park offering valuable off-street parking. Situated in a convenient and accessible location, the property is currently occupied by a long-standing tenant whose lease has expired. The tenant is keen to remain and has expressed willingness to enter into a new 10-year lease. However, the vendor, due to personal circumstances, is not in a position to commit to a new term and is offering the property with vacant possession.

To facilitate this, a buyout arrangement has been agreed with the tenant for the sum of £44,000, equivalent to two years' council tax (£22,000 per annum). This cost is in addition to the purchase price and would enable a clean break should the buyer wish to occupy or re-let.

Accommodation (Approximate Sizes):

Ground Floor – Approx. 99 sq m / 1,062 sq ft

Office: 6.23m x 5.34m (20'5" x 17'6")

Office: 4.55m x 2.78m (14'11" x 9'1")

Office: 4.52m x 3.63m (14'10" x 11'11")

Office: 3.21m x 7.71m (10'6" x 25'4")

Kitchen: 1.66m x 2.19m (5'5" x 7'2")

WC: 1.70m x 1.15m (5'7" x 3'9")

Multiple hallways and entrances

First Floor – Approx. 105 sq m / 1,127 sq ft

Office: 6.65m x 5.53m (21'10" x 18'2")

Office: 3.99m x 4.32m (13'1" x 14'2")

Office: 3.17m x 4.74m (10'5" x 15'7")

Office: 3.91m x 5.86m (10'6" x 19'3")

Office: 3.94m x 3.58m (12'11" x 11'9")

Kitchenette: 1.43m x 1.80m (4'8" x 5'11")

Two WCs

Landing areas

Tenure:

Freehold – offered with vacant possession, subject to agreed tenant exit terms.

Parking:

Private car park included, providing off-street parking for staff or clients.





- Substantial two-storey commercial premises
- Flexible office layout with multiple suites
- Private car park
- WC and kitchen/kitchenette facilities on both floors
- Current tenant willing to sign a 10-year lease
- Vacant possession available with agreed tenant buyout (£44,000)
- Ideal for owner-occupiers or investors
- EPC - E
- Rateable Value - £22,500

