



# Portland House

Ref: 3818282

Lamberts Road, Tunbridge Wells, TN2 3EH

Freehold: £1,800,000

0.828 acre site

Gross internal area 1002sqm (10,785sqft)

Prominent site with main road frontage

Prime location on Town outskirts

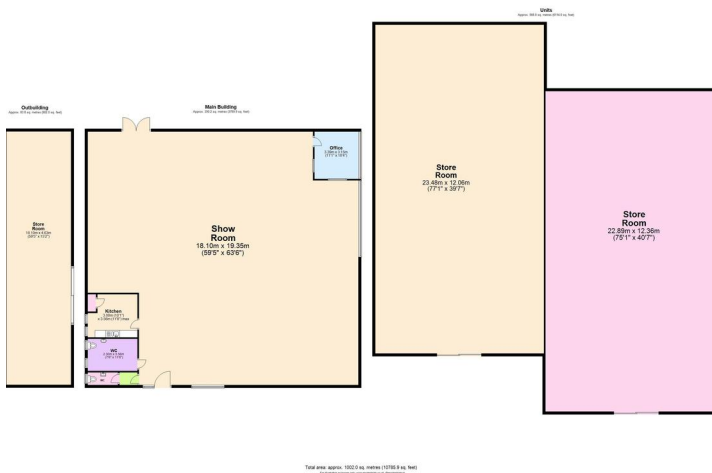
Wide range of potential uses

EPC C



The site has historically been a Travis Perkins builders merchants and is currently occupied by a stone and paving business. The main retail unit is fitted out as a showroom and has a gross internal area of 350sqm (3769sqft). The showroom has an office, kitchen and WC. One the higher level the site there is a large external retail yard which leads to two substantial steel framed buildings which are currently used for retail and storage. These two buildings in all provide a further 568 sqm (6114 sqft) space.

The lower section of the site provides further customer parking and external retail space. Below the main showroom is a further secure storage area of 84sqm (902 sqft).



### Location

Portland House is located on the Northern side of the town of Royal Tunbridge Wells in an area with a wide range of out of town retailers including car dealerships, construction and home improvement businesses. The site fronts onto Dowding Way, a major route that heads north/south from Royal Tunbridge Wells and also adjoins the two major A roads, the A21 and A26.

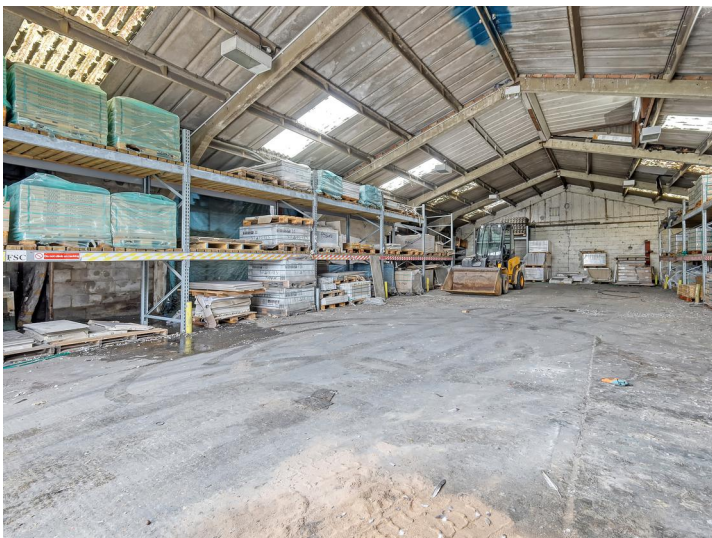
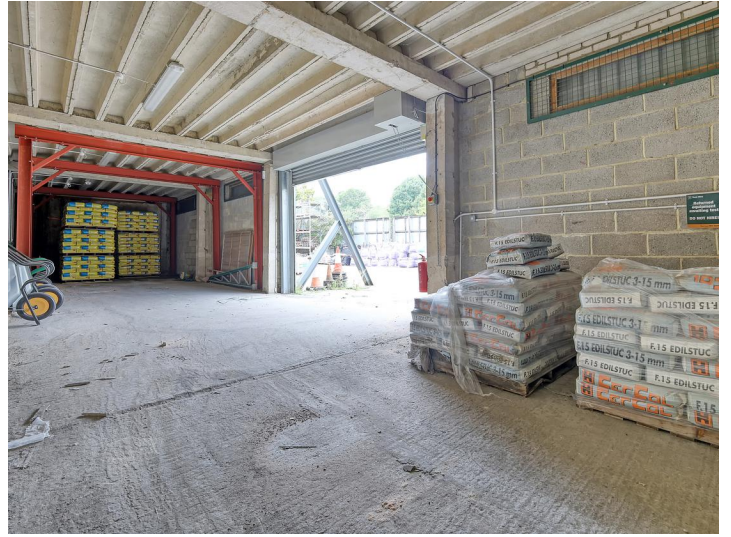
According to the latest census data over 381,000 people live within a 20 km radius of the site. The local housing stock is considerably above the regional and national average, indicating the high level of affluence in the location.

### Business Rates

According to the valuation office the rateable value is 96,500. We are advised that with the transitional relief applied the rates payable for 2023/24 are £9136.57

### Conditions of sale

The property is being sold with vacant possession.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tom Glanvill

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Winchester



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