



Shop & Flats

Ref: 3818291

32 Mount Ephraim, Tunbridge Wells, TN4 8AU

Freehold: £700,000

Development Opportunity

Detached Grade II listed building

Commercial unit with 2 flats above

High Street location

Parking and rear garden

Suitable for variety of uses. EPC Exempt



The property, a detached Grade II listed, timber framed building historically known as The Wishing Well, comprises a ground floor retail premises with a basement, and two upper floors. Formerly, the shop traded as an antique shop and the upper floors provided ancillary residential accommodation. Outside, there is a driveway to the side and a private garden to the rear.

The property has recently been granted planning consent for two residential apartments and a ground floor lock up shop, details can be seen at Tunbridge Wells Borough Council's planning list, application reference 21/03122/FULL.

Our client purchased the building at auction in 2022 and has since invested a significant amount starting the renovation. Much of the outside of the building is now complete including new roof and replacement of exterior cladding where needed. Inside work has begun but still requires much attention.





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 property is positioned at the top of Mount Ephraim in a small parade of shops, 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. Nearby commercial occupiers include Alexandre Boyes Estate Agents, Cripps Pemberton Greenish, Firezza and a number of bars and restaurants.

The Opportunity

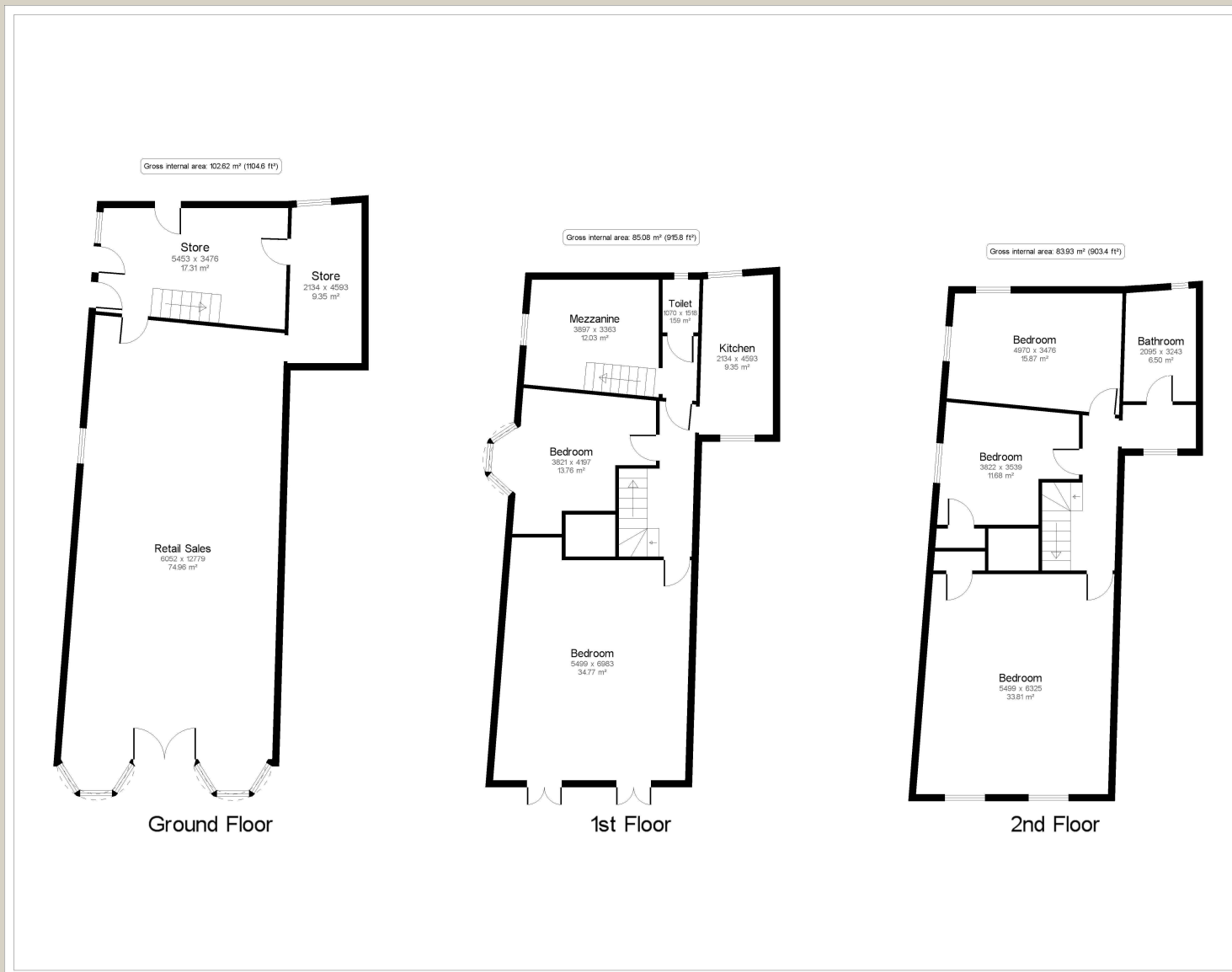
A wonderful opportunity to finish the development of this shop and uppers in Tunbridge Wells. Since purchasing the building at auction the current owner has invested in making good the outside of the building including re roofing and replacing the exterior cladding where necessary. The inside of the property requires a full fit out.

Internal Details

Approximate areas below. (please also see floorplans)

Ground Floor 83.5 sq m 899 sq ft
Basement 55.0 sq m 592 sq ft
First Floor 62.5 sq m 673 sq ft
Second Floor 68.7 sq m 739 sq ft
Total 269.7 sq m 2,903 sq ft





© Copyright 2022 Baker, Ltd. www.bakerfile.com

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:

James Matson

Senior Business Agent - Retail

M: +44 784 002 0041

E: james.matson@christie.com

Reading



These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. February 2024

christie.com