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Marlborough Garage • Mount Ephraim • Tunbridge Wells • Kent TN4 8BB

Commercial & Residential Investment – For Sale - 5223 sq ft on 0.35 acres

Positive pre-app for 5 new houses

Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Tonbridge – 6 miles to the north; Sevenoaks -12 miles to the north; and East Grinstead - 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells (0.5 miles) to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the southeast.

The town is renowned for its excellent grammar and independent schools, supporting consistently high house prices and a well-educated, professional population. It also boasts one of the lowest unemployment rates in Kent and a robust local economy, driven by a thriving community of small and micro businesses (SMEs) with strong survival rates.

Major employers such as AXA add to the area's economic stability, while the town's rich cultural heritage and natural beauty make it a magnet for tourists.

The property is situated on the west side of Mount Ephraim, opposite the town's common, and close to the junction with Royal Chase.

The property is situated to the rear of Beaumont House, 56 Mount Ephraim, and to the side of Douro stables, accessed via a private, no-through, road. There is a further potential access leading out to Royal Chase to the north. The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There is also a wide choice of cafes & restaurants close by, including Thackeray's, Basil and Bills.

Mount Ephraim Road can be regarded as a central and affluent housing location.

Description

This investment comprises a commercial and residential property, leased to separate tenants.

The vehicle workshop comprises the principal building together with separate office, stores, and garages on the ground floor of the adjoining former stable building.

Over the entire first floor there is a 3-bedroom flat, with a self-contained entrance at ground floor level, where there is a small garage / store. The flat has a small rear courtyard garden and a further store outbuilding.

A positive pre application response has been received by Tunbridge Wells Borough Council for 5 no. 4 bedroom houses with an estimated Gross Development Value in excess of £4,000,000.

Accommodation / Floor Areas

The property comprises the following gross internal areas

Floor	Sq m	Sq ft
Ground – Workshop	320	3445
Ground – Stable Building:		
Offices, stores, garages	83	889
First – Stable Building:		
The Loft flat – 3 beds.	83	889
Site Area – approx..0.35 acres		

Occupational Tenancies

Property	Tenant	Rent	Lease terms
Workshop, etc.	Hillary's Coachworks	£25,000 pax	01.04.2025 to 30.03.2035

- Rent review at the end of 5th year.
- Lease inside L&T Act.

Loft Flat Private individual £1350 pcm AST expiring 27.06.26

Total current rental income - £41,200 per annum

Pre-application planning advice

Tunbridge Wells Borough Council has provided positive pre-application advice – ref:23/03051/PAPL, dated 15th December 2023, with respect to an enquiry for the demolition of the existing buildings and the erection of 5 new houses. Details and plans are available on request.

Guide Price

£795,000 for the freehold interest, subject to the occupational tenancies as described. The purchase price will **not** attract VAT.

Viewing Arrangements

Strictly by appointment and accompanied.

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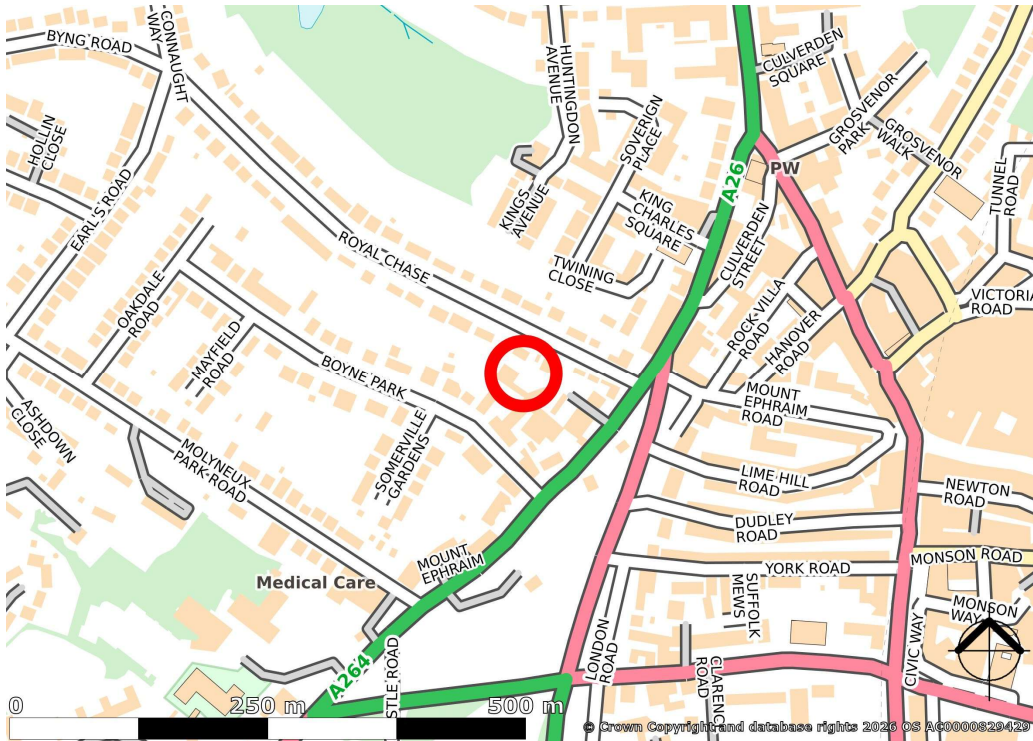
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