

London Road

Tunbridge Wells



About the property

FOR SALE BY AUCTION on 26th April 2023.

Auction Guide: £900,000 (Offers Invited)

Stunning Vacant Grade II Listed Building.

Substantial attractive former Public House and Indian Restaurant site approximately 0.19 Hectares (0.47 Acres) in size with on site car park. Subject to the required consents being obtained, it is considered the building is suitable for a variety of alternative uses such as residential and or commercial redevelopment or as an investment whereupon it is worth mentioning that we are advised the previous tenant who were trading as an Indian restaurant were paying an annual rent of £96,000 per annum exclusive, thereby providing a yield of circa 10%.

The Property is situated on the West side of London Road (A26) close to its junction with Doric Avenue and approximately 2 miles equidistant between Tonbridge to the north and Tunbridge Wells Town Centre to the South. The location known as Southborough is an affluent resident district with a number of new residential developments close to the property. Nearby occupiers include Tesco Express and Papa Johns Pizza.

TO SELL YOUR PROPERTY IN OUR NEXT AUCTION PLEASE DO CALL US NOW

London Road Tunbridge Wells

£700,000



null

BEDROOM

null

RECEPTION

null

BATHROOM







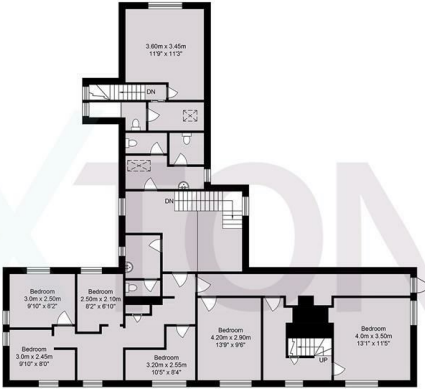
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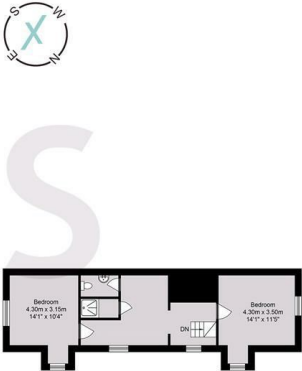
Ground Floor



First Floor



Second Floor



Approximate gross Internal floor Area 414.98 sq m/ 4466.80 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC