



james ashley
commercial
property consultants

46 Mount Ephraim | **Tunbridge Wells** | **TN4 8AU**
FREEHOLD MIXED-USE BUILDING FOR SALE

46 Mount Ephraim | Tunbridge Wells | Kent | TN4 8AU | FREEHOLD FOR SALE

- shop with basement
- 5 bed self-contained flat
- total: 312.98 m² (3,369 ft²) approx.
- full vacant possession
- price: o.i.r.o. £900,000 freehold
- investment/development opportunity

DESCRIPTION

Mid terrace mixed-use building arranged over the lower, ground, first, second and third floors. The ground floor is currently arranged as a front sales area with an office/storage area behind and a raised area to the rear providing additional storage/office space and single WC.

The self-contained flat is accessed from the front and comprises a living room, kitchen with roof terrace and shower room/WC on the first floor. The second floor is arranged as three bedrooms with a bathroom/WC and the third floor provides a further two bedrooms with good eaves storage.

Potential to convert the upper floors into two flats, bedsits or a HMO. In addition, part of the rear commercial element has potential to be converted into further residential, subject to planning.

LOCATION

Situated in a prominent position on Mount Ephraim (A26), between Royal Chase and King Charles Square in Tunbridge Wells.

Neighbouring occupiers include; Domino's Pizza, Hendy Mazda & Ford Car Dealership, N Family

Club Nursery, Fireaway Pizza, Paydens, Richer Sounds, British Heart Foundation, Creams, Tesco Express and Total Orthodontics, together with a good mix of other independent and local traders.

Tunbridge Wells mainline railway station is within walking distance, providing services into London Charing Cross and Hastings. There are also buses serving the area located on Mount Ephraim.

ACCOMMODATION

Third Floor	44 m ²	474 ft ²
Second Floor	60 m ²	646 ft ²
First Floor	58 m ²	624 ft ²
Ground Floor	83 m ²	893 ft ²
Lower Ground	68 m ²	732 ft ²

TENURE

Freehold, with full vacant possession on Completion.

VIEWING

Strictly by prior appointment only by contacting the Vendors joint sole selling agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.