



FOR SALE OR TO LET
SELF CONTAINED OFFICE
PLANNING APPROVED
FOR CONVERSION TO TWO BEDROOM RESIDENTIAL UNIT

GROUND FLOOR – APPROX. 527FT² [48.9M²]

FIRST FLOOR – APPROX. 333FT² MAX [30.9M²]

THE OLD WORKSHOP, NORTHGROVE ROAD, HAWKHURST, KENT TN18 4AN

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Location

The property is located in the village of Hawkhurst approximately 4 miles south of Cranbrook and approximately 15 miles south east of Tunbridge Wells.

Situation

The property is situated on Northgrove Road and directly adjacent to a public car park.

Description

Self contained office building.

Accommodation

Ground floor

Reception/office Approx. 154ft² [14.3m²]
Main Office Approx. 319ft² [29.6m²]
Kitchen Approx. 54ft² [5.0m²]
Separate ladies and gents WCs

Spiral staircase leading to:

First Floor

Office Approx. 100ft² [9.2m²] max

Note: Office within the eaves so useable area restricted by sloping ceilings

Storage within eaves Approx. 216ft² [20.0m²]

Amenities

- Heating via storage heaters
- Separate ladies and gents WCs
- Kitchenette
- Adjacent to public car park
- Close to amenities offered by Hawkhurst Village

Guide Price / Rent

Option 1 – Freehold with vacant possession

£110,000 exclusive of VAT if applicable.

Option 2 – Traditional Lease

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed. Incentivised rent of £395 per month exclusive during the first year of the term. Any ingoing party will be required to provide a rental deposit.

Business Rates

Enquiries of the Valuation Office Agency website indicate that the property has a Rateable Value of £8,000 from April 2010. The UBR for 2009 / 2010 is 48.5p in the £. Interested parties are strongly advised to rely upon their own enquiries of the Local Rating Authority.

Planning

We are advised that the property benefits from Planning Permission for Change of Use from Offices [B1] to two bedroom residence [C3] – Refer Planning Application 09/03908/FUL/TAI. Any interested party must rely upon their own enquiries of the local Planning Authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction save that a legal undertaking will be required for any abortive costs incurred by the Vendor / Landlord.

Viewings

Strictly by prior appointment with the Sole Agent Bracketts - Contact Darrell Barber - 01892 533733 Email: darrell@bracketts.co.uk

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