



FOR SALE
DETACHED OFFICE BUILDING WITH PARKING

APPROX 486 ft² [45.1 m²]

DRAPER STREET, SOUTHBOROUGH, TUNBRIDGE WELLS, KENT

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SOUTHBOROUGH
TUNBRIDGE WELLS
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LOCATION

The property is located within the northern district of Southborough approximately 3 miles north of Tunbridge Wells.

SITUATION

The property is situated on Draper Street which affords easy access to the Main A26 London Road and is close to the Pennington Road public car park.

DESCRIPTION

Newly constructed detached office building with parking.

ACCOMMODATION:

Ground Floor

Office Approx 220 ft² [20.4 m²]
WC
1 Car parking space

First Floor

Office & Kitchenette Approx 266 ft² [24.7 m²]

TOTAL NIA Approx 486 ft [45.1 m²]

TENURE

Freehold with vacant possession.

GUIDE PRICE

£175,000 (one hundred and seventy five thousand pounds).

VAT

We are advised that the sale price will not attract VAT

RATES

Enquiries of the Valuation Office Website indicate that the property has yet to be assessed for Business Rates

The UBR for 2008 / 2009 is 46.2 pence in the £.

Interested parties are strongly advised to make their own enquiries of the Local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction.

VIEWING

Strictly by prior appointment with the sole selling agents **BRACKETTS**: contact Darrell Barber - telephone: 01892 533733 darrell@bracketts.co.uk

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS ETC

DB 24/04/08

IMPORTANT NOTE:

Property Misdescriptions Act: BRACKETTS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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