



FOR SALE / TO LET 168 SQ M (1,808 SQ FT)

Class E building with development potential (STP)

39 SHIPBOURNE ROAD, TONBRIDGE, KENT, TN10 3DS

est. 1828
bracketts

LOCATION

The property is located on Shipbourne Road to the north of Tonbridge town centre. The property is surrounded by a mix of commercial and residential buildings.

Tonbridge main line station is around 0.8 miles to the south, providing a fast and frequent train service to London Bridge, Waterloo, Cannon Street and Charing Cross with a minimum journey time of around 40 minutes.

The A21 is around a 1 mile drive, providing dual carriageway link to Junction 5, M25 at Sevenoaks.

DESCRIPTION

The property comprises a two storey purpose-built office building developed around 30 years ago. The building benefits from a gas fired central heating system and has partial air conditioning, with female WCs at first floor and male and disabled WC facilities at ground floor. The building also has a lift.

Externally to the rear is a block paved car parking providing space for around 12-13 cars.

FLOOR AREA

The property has a Net Internal Floor area of approximately 168 sq m (1,808 sq ft).

Interested parties are advised to verify the areas themselves.

TENURE

The Freehold of the property is offered for sale with Vacant Possession or alternatively a new lease maybe available on terms to be agreed.

ASKING PRICE / RENTAL

Offers in excess of £450,000.

Asking rental on application.

VAT

VAT payable if applicable.

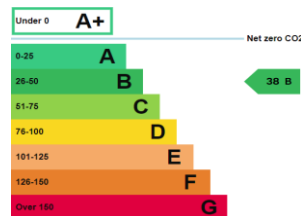
BUSINESS RATES

According to the VOA website, the units are described as 'Office & premises' with a Rateable Value of £26,250.

The UBR for 2023/24 is 49.9p in the £.

EPC

38B



Important Notice

Brackets, their clients and any joint agents give notice that 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 as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Brackets have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

PLANNING

The property is currently used as offices and benefits from Class E use, but has potential for alternative uses such as residential (subject to satisfactory planning). Interested parties are advised to speak to the LPA to discuss their intended use will be lawful.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment through sole agents Brackets:

01732 350503

Dom Barber

dominic.barber@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract and proof of funds

NON INDICATIVE LINE FOR IDENTIFICATION PURPOSES ONLY



TONBRIDGE TOWN
CENTRE





FOR SALE

**Class E building with
development potential (STP)**

168 SQ M (1,808 SQ FT) Approx.

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2023 TOP FIRM
Award Winner

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