



FOR SALE | 12.20 SQ M (1,207 SQ FT) plus residential on uppers
TAKEAWAY SHOP WITH 2 BED FLAT ABOVE
31 COMMERCIAL ROAD, PADDOCK WOOD, TN12 6EN

est. 1828
bracketts

LOCATION

The property is located in a prominent trading position on Commercial Road, Paddock Wood which is the primary retail street in the town.

The town offers an excellent range of national retail and leisure facilities. Neighbouring occupiers include Costa Coffee, Greggs, Tesco Express and Nationwide.

Paddock Wood mainline station is less than 200 yards to the north and provides fast commuter links into London. The M25 motorway is accessed via Pembury approx. 4 miles to the south with Junction 5.

DESCRIPTION

The accommodation comprises a ground-floor shop which was formerly used as a Chinese takeaway but may be suitable for other uses falling under Class E, subject to planning.

There is living accommodation on the 1st and 2nd floor. To the rear of the property is a garden with shed.

The accommodation extends to the following net internal approximate areas:

Ground Floor	83.07 sq m (894 sq ft)
First Floor	18.12 sq m (195 sq ft)
Second Floor	11.01 sq m (118 sq ft)
TOTAL	112.20 sq m (1,207 sq ft)

Interested parties are advised to verify the areas themselves.

TENURE

The Freehold of the property will be sold.

PRICE

Offers in excess of £300,000

An additional premium will be payable for the fixtures and fittings, to be agreed by separate negotiation

VAT

TBC

PLANNING

Interested parties are advised to speak to the LPA to discuss whether their intended use will be lawful.

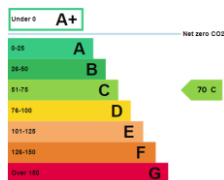
BUSINESS RATES

The unit is described as 'Shop and premises' with a Rateable Value of £6,200.

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

EPC

C70



Important Notice

Bracketts, 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 Bracketts 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.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION & VIEWINGS

Viewing strictly by appointment through sole agents Bracketts Tel: (01732) 350503:

Joshua O'Brien

joshua.o'brien@bracketts.co.uk

Dominic Tomlinson

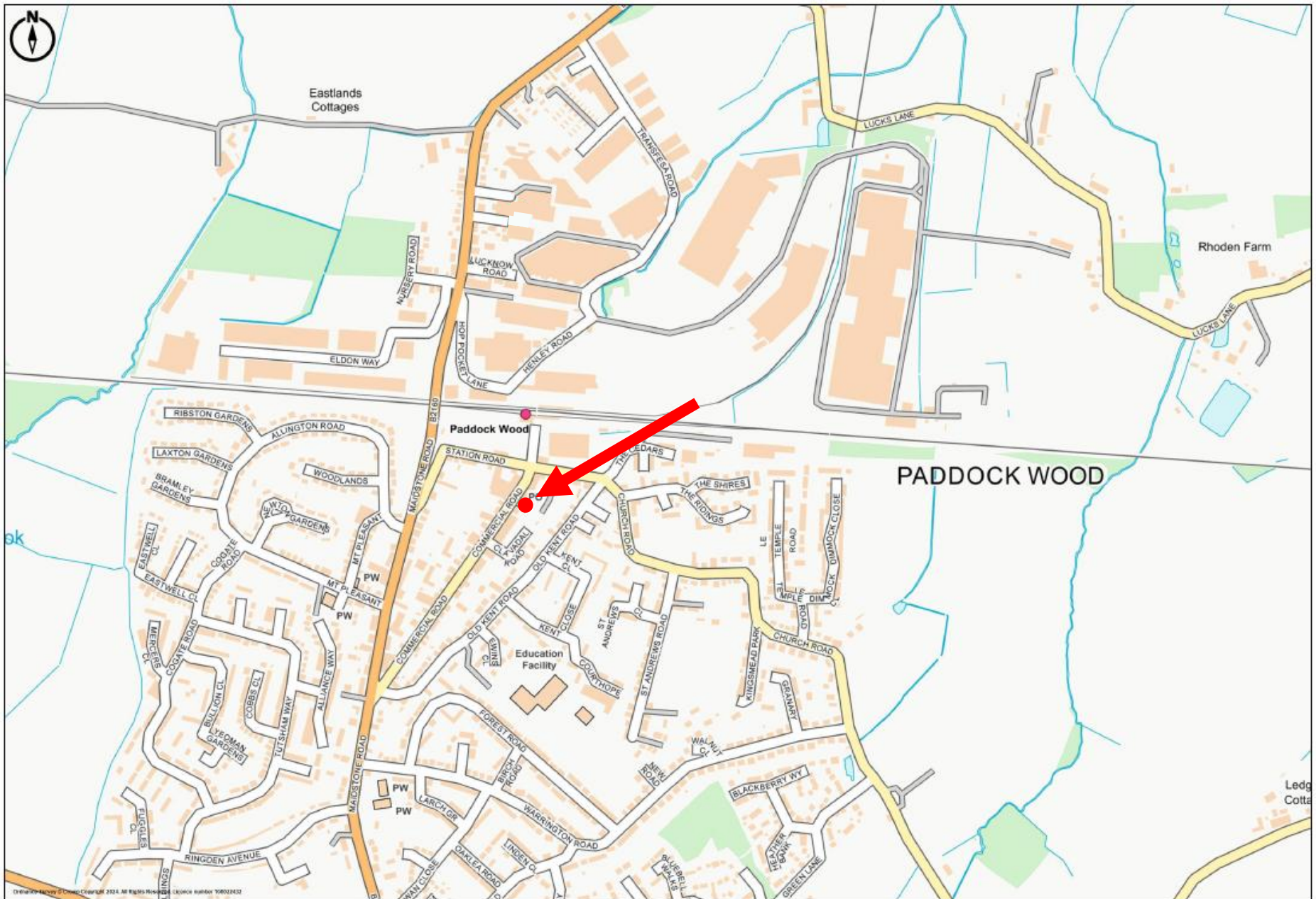
dominic.tomlinson@bracketts.co.uk

132 High Street, Tonbridge, Kent, TN9 1BB

Also at 27-29 High Street, Tunbridge Wells

www.bracketts.co.uk

Subject to contract



FOR SALE

**TAKEAWAY SHOP WITH 2 BED
FLAT ABOVE**

**31 COMMERCIAL ROAD
PADDOCK WOOD
TN12 6EN**



CoStar AWARDS

2025 ANNUAL AWARDS

WINNER

TOP AGENCY



est. 1828
bracketts

www.bracketts.co.uk

