

**01732 355639**

**RARE OPPORTUNITY TO ACQUIRE A COMMERCIAL FREEHOLD WITH VACANT POSSESSION**

**154 HIGH STREET  
TONBRIDGE  
KENT TN9 1BB**



**FOR SALE £275,000**

**LOCATION**

Located on the west side of the northern section of Tonbridge High Street (B2260), between two restaurants in an area of the town popular with estate agents, professional offices and restaurants, it is a few minutes walk from the station. Parking is available in the area with pay and display.

**DESCRIPTION**

The property reflects its age and offers a ground floor shop, behind which is an office, toilet and kitchen, with access to an open yard at the rear, with a door leading to the passageway adjacent to 158 High Street.

A staircase leads to the two upper floors, which each have two offices.

**SERVICES**

Mains water, electricity and drainage are all available at the property.

Maunsell House 5 Ely Gardens Tonbridge Kent TN10 4NZ

T 01732 355639 F 01732 368248 E [info@edwardprentice.co.uk](mailto:info@edwardprentice.co.uk) W [www.edwardprentice.co.uk](http://www.edwardprentice.co.uk)

Edward Prentice Limited Conditions under which Particulars are issued

Edward Prentice Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Edward Prentice Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
4. All rentals and prices are quoted exclusive of VAT.

## 154 HIGH STREET, TONBRIDGE

### AREAS

	Approx sq ft	Approx sq m
Ground Floor Shop	220	20.30
Ground Floor office/kitchen	170	15.79
First Floor offices	400	37.16
Second Floor offices	330	30.66
	-----	-----
	1,120	103.91

### RATES

The Rateable Value of the unit, described as shop and premises is £8,300.  
Interested parties should make their own enquiries with Tonbridge & Malling Borough Council.

### LISTING

154 High Street is within the Tonbridge Conservation Area. In 1972 it was given a Grade II Listing.

### EPC

As the property is Listed an EPC is not required.

### POSSESSION

Upon completion of the necessary documentation.

### PRICE

The property is for sale with vacant possession for **£275,000**.  
(Two hundred and seventy-five thousand pounds).

### VIEWING

**For additional information or to view the property contact:**  
**Edward Prentice On 01732 2355639**  
**Or Shane Raggett, Broadlands, Tunbridge Wells 01892 512 422**