

# Lot 8, London Road, Tunbridge Wells,

**Kent TN4 0PU**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Former Public House with Development Potential (Subject to Consents)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Former Public House with Development Potential (Subject to Consents)

- Substantial and Attractive Grade II Listed Former Public House/Restaurant
- Attractive and Affluent Commuter Town
- Residential Development Potential (subject to consents)
- Approximately 417.66 sq m (4,496 sq ft)
- Site Area of Approximately 0.19 Hectares (0.47 Acres) with a Site Coverage of 54%
- Nearby Occupiers include Tesco Express, Papa John's Pizza and Numerous Local Retailers

**Lot**  
8

**Auction**  
9th May 2024

**Vacant Possession**

**Status**  
Available

**Sector**  
Restaurant

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 2 Miles North of Tunbridge Wells, 8 Miles South of Sevenoaks, 29 Miles South West of London

**Roads** A26, A21

**Rail** High Brooms Railway Station, Tunbridge Wells Railway Station

**Air** London Gatwick Airport

### Situation

The Property is situated on the west side of London Road (A26), close to its junction with Doric Avenue and approximately 2 miles equidistant between Tonbridge to the north and Tunbridge Wells Town Centre to the south. The immediate locality, known as Southborough, is an affluent resident district with a number of new residential developments close to the property. Nearby occupiers include Tesco Express, Papa Johns Pizza and numerous local retailers.

### Tenure

Freehold.

### Description

The property comprises a substantial and traditional Grade II Listed Former Public House with a large outdoor seating area. The property benefits from an on site car park and has a site area of approximately 0.19 Hectares (0.47 Acres) with a site coverage of 54%.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground	Restaurant	219.94	(2,367)	VACANT POSSESSION
First	Ancillary	150.32	(1,618)	
Second	Ancillary	47.40	(510)	
<b>Total Approximate Floor Area</b>		<b>417.66</b>	<b>(4,496)</b>	

(1) The Floor Areas stated above are Gross Internal Areas

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## Contacts

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2024

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