

durlings

chartered surveyors
and property consultants



Falmouth Stores • Whetsted Road • Five Oak Green • Tonbridge • Kent TN12 6RS

Commercial Premises (with development potential*) - For Sale (until recently trading as a café/deli) - 672 sq ft.



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Location

Five Oak Green is a village situated approximately 4.5 miles to the east of Tonbridge. The A21 (T) is reached approximately 4 miles to the west, via Woodgate Way (A26). There is a main line train station at Paddock Wood, approximately 2.5 miles by road to the east. This property is situated in the centre of the village overlooking the green.

Description

The property comprises an attached single storey commercial premises previously trading as a café / delicatessen. There is a large front forecourt area for outside seating and / or parking. Internally there is a principal open plan sales area with large display windows, together with a separate office, kitchen, stores and a WC. The property could be suitable for a wide range of alternatives uses, including retail / showroom, office, medical use, health & beauty, etc. Also we feel there is potential to extend the property into the front forecourt, and explore a change of use / planning approval to residential - all subject to obtaining the necessary planning consent*. Planning permission was granted in the past for conversion of the shop into residential use. This consent has subsequently lapsed.

Floor Areas & Dimensions

Internal frontage / width	- 10.82 m (35' 6")
Net frontage	- 9.45m (31' 2")
Shop depth (int. max.)	- 3.90m (12' 10")
Shop Floor Area	- 42.18 sq m (454 sq ft)
Office	- 2.84 sq m (31 sq ft)
WC	- 2.45 sq m (26 sq ft)
Side - Kitchen & Stores	- 14.92 sq m (161 sq ft)
Total Floor Area	- 62.39 sq m (672 sq ft)

Tenure

Freehold with vacant possession.

Guide Price

Offers are invited in excess of **£195,000**

Business Rates

On application.

Viewing Arrangements

Strictly by appointment.

Important Note

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(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

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(v) Whilst we endeavor 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.

Subject to Proof of Finance.

Details revised – 13.02.19

COMMERCIAL

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