



FOR SALE - Bridgelands, Stone Street, Cranbrook TN17 3HE  
FREEHOLD Grade II Listed Shop with 3 Bedroomed  
Living Accommodation and Garden

*When experience counts...*

est. 1828  
**bracketts**

**FOR SALE**

**FREEHOLD**

**GRADE II LISTED**

**SHOP WITH 3 BEDROOMED  
LIVING ACCOMMODATION  
AND GARDEN**

**GUIDE PRICE £295,000**

**BRIDGELANDS  
STONE STREET  
CRANBROOK  
KENT  
TN17 3HE**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

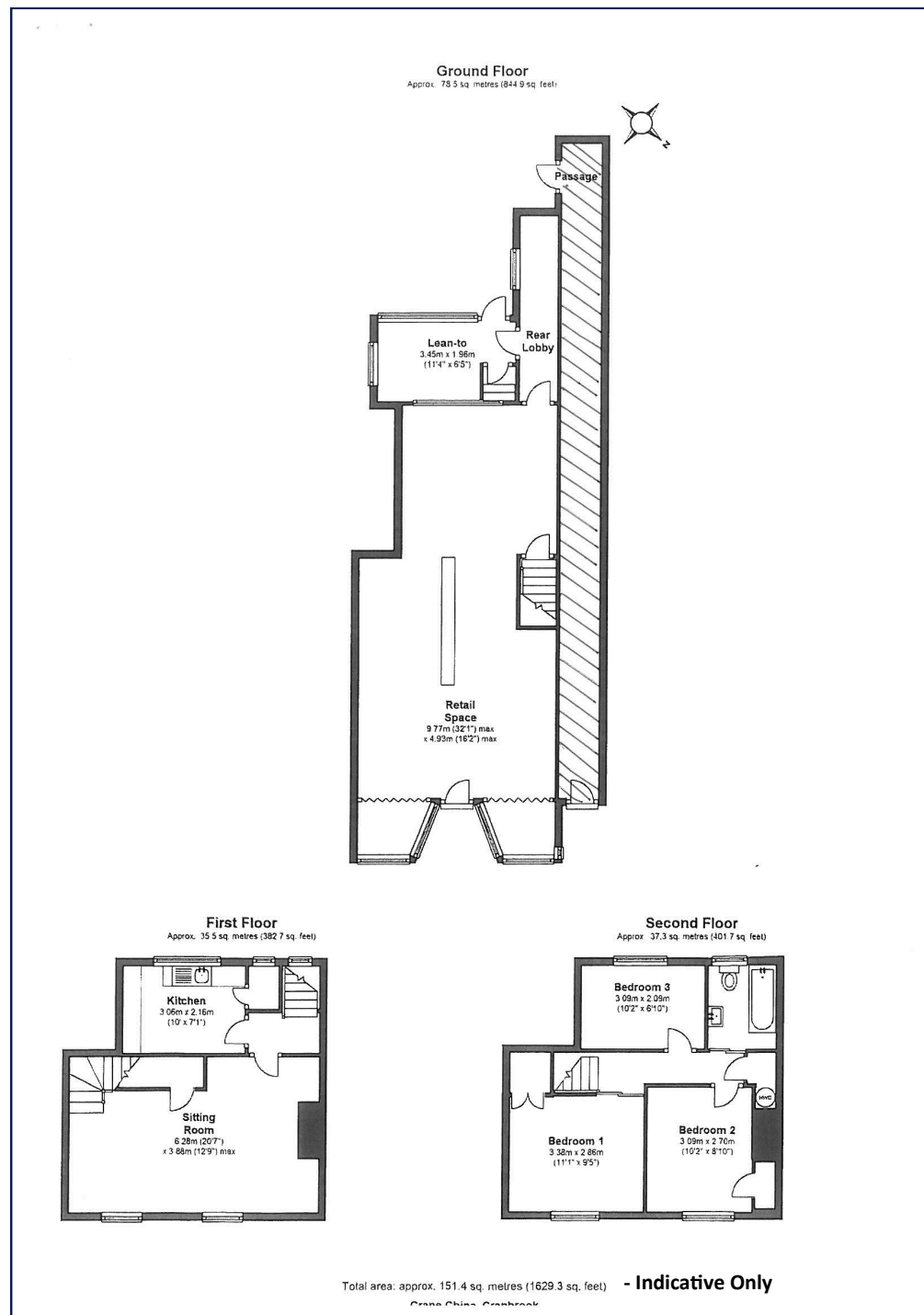
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

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

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

The property is located within the historic market town of Cranbrook approximately 15 miles east of Royal Tunbridge Wells and approximately 14 miles south of Maidstone.

The town benefits from a wide range of amenities including doctors' surgeries, schools and a leisure centre. Staplehurst main line station is approximately 5 miles to the north offering frequent services to central London (Journey time approx. 1 hour).

## DESCRIPTION

A Grade II Listed three storey building comprising retail sales on the ground floor with three bedroomed living space arranged over the first and second floors. Potential to alter and modernise subject to securing all statutory consents.

## ACCOMMODATION

### Ground Floor:

Retail Sales	approx. 539ft <sup>2</sup> [50.0m <sup>2</sup> ]
Rear lobby / Stores	approx. 39ft <sup>2</sup> [3.6m <sup>2</sup> ]
Lean-to	not measured

Externally there is an enclosed rear garden which is mainly laid to lawn with a paved patio area incorporating an original well.

### 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.

### First Floor:

Kitchen	10'0"max x 7'0"max
Sitting Room	20'8"max x 12'9"max

### Second Floor:

Bedroom 1	10'0max x 6'10" max
Bedroom 2	11'0"max x 9'4" max
Bedroom 3	10'2"max x 8'10"max
Bathroom	6'10" max x 5'8" max

## TENURE

Freehold with vacant possession.

## GUIDE PRICE

**£295,000 [TWO HUNDRED & NINETY FIVE THOUSAND POUNDS]**

We are advised that VAT is not applicable.

## BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the property is assessed as follows:

Commercial element - Rateable Value £11,500.  
Standard UBR for 15/16 is 49.3 pence in the £.

Residential element - Council Tax Band C

Any interested parties are advised to verify this information with the Local Rating Authority.

## LEGAL COSTS

Each party to pay their own legal costs.

## VIEWING

Strictly by prior appointment through **Bracketts** – **01892 533733**. Contact: Darrell Barber MRICS  
Email: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



**Agent's Note:** The property is sold subject to any flying or creeping freehold elements.

**SUBJECT TO CONTRACT & PROOF OF FUNDS**  
**23/03/16/DB**



