

PRIME CLASS E FREEHOLD FOR SALE

PADDOCK WOOD,  
TONBRIDGE

STATION ROAD

**Description**

Paddock Wood is a town and civil parish in the Borough of Tonbridge Wells in Kent located approximately 8 miles (13 kilometres) southwest of Maidstone.

Retail activity is location in Commercial Road with nearby retailers including a large **Waitrose, Costa Coffee, Greggs, British Red Cross** and **Bet Fred**. The premises occupy a prominent corner position on Station Road and comprise a substantial 3-storey building. Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are currently arranged over a ground floor banking hall with basement and first floors, providing the following approximate areas:

|                               |                      |                    |
|-------------------------------|----------------------|--------------------|
| <b>Ground Floor Sales</b>     | 1,313 sq. ft.        | (121.98 sq. m)     |
| <b>Ground Floor Ancillary</b> | 464 sq. ft.          | (43.11 sq. m)      |
| <b>First Floor Ancillary</b>  | 518 sq. ft.          | (48.12 sq. m)      |
| <b>Basement Ancillary</b>     | 57 sq. ft.           | (5.30 sq. m)       |
| <b>Total</b>                  | <b>2,352 sq. ft.</b> | <b>(219 sq. m)</b> |

The property has 5 car parking spaces.

Apart from the small area retained by the bank on the first floor the upper floors have been sold off in their entirety on a long leasehold basis with 3 separate flats on underleases. The ground rent payable on the upper parts is £100 per annum. Plans of the accommodation are available upon request.

**User**

The premises currently falls under a Class E use.

**Terms**

The property is offered to the market with vacant possession seeking offers in excess of **£300,000**.

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £25,000 |
| <b>UBR (24/25)</b>    | 0.499p  |

All parties are to advised to make their own enquires to the relevant authority.

**EPC**

The property has an EPC rating of C. A full report is available upon request.

**Legal Costs**

Each party to pay their own legal fees incurred in this transaction.

**Viewing**

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Darren Coleman**                      **07970 796470**  
darren.coleman@greenpartners.co.uk

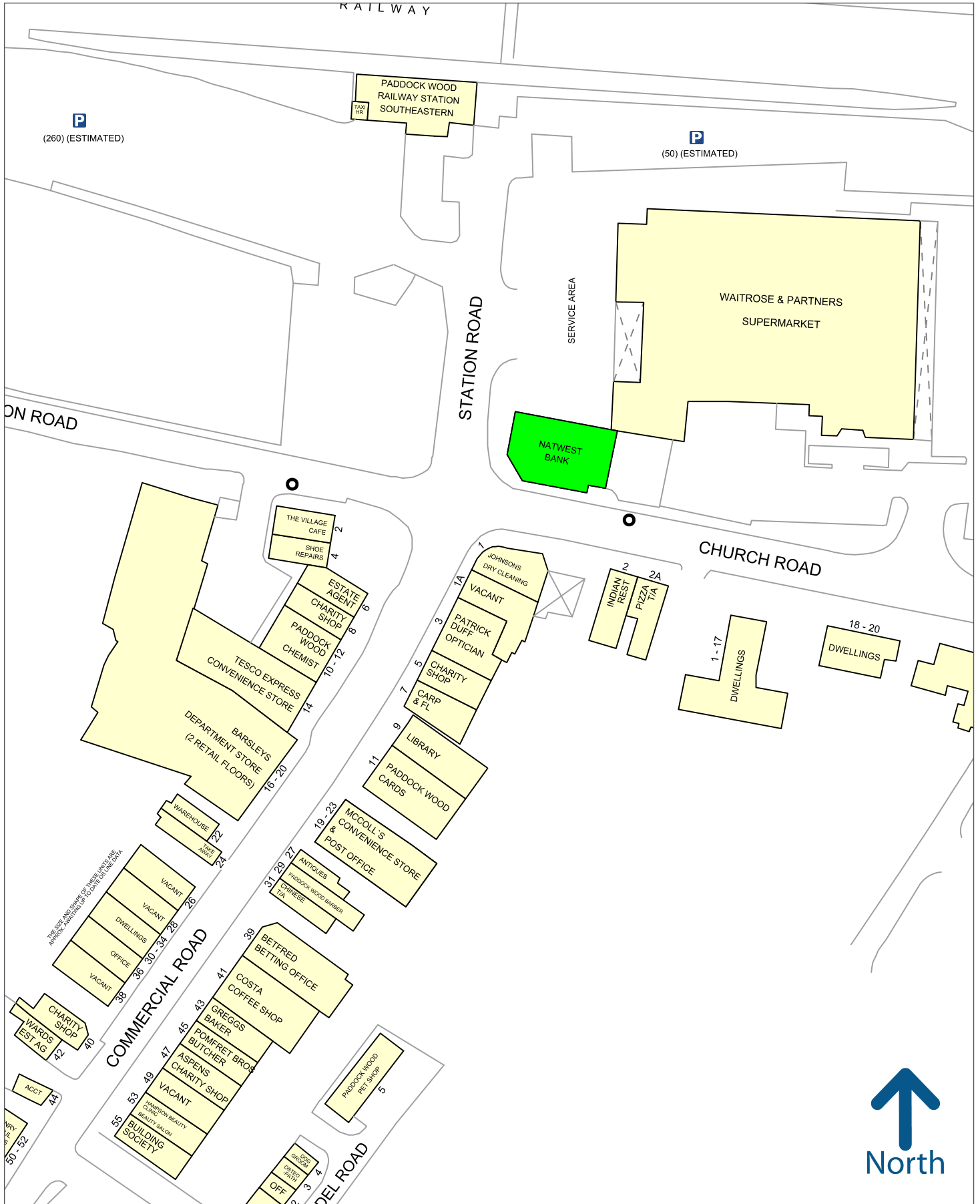
**Freddie King**                              **07545 386694**  
freddie.king@greenpartners.co.uk

In partnership with:



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

Experian Goad Plan Created: 23/07/2024  
Created By: Green and Partners



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