



Commercial Road

Paddock Wood TN12 6EN

Guide Price £315,000



COUNTRY HOMES

Paddock Wood TN12 6EN

****SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £315,000****

For Sale via Online Unconditional Auction

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A freehold commercial premises for sale with a separate one bedroom flat above, granted with it's own separate access. In total - flat and shop - there are 3/4 rooms that could be used as receptions and 1/2 as bedrooms. With 2 kitchens (one for the flat and one for the shop) and 2 shower rooms, again one for the flat one for the shop, as per the floorplans. So subject to necessary consents this building could be reconfigured. However this represents a great opportunity to purchase a property that can have commercial use downstairs and accommodation upstairs in a busy 'High Street' location.

Situated in the heart of Paddock Wood, Tonbridge. This substantial freehold building is centrally located for those wanting busy footfall or convenience. The station with trains to London is a very short walk away and as the commercial centre for this popular village, there are plenty of thriving shops and businesses. The flat with has a good sized lounge, kitchen, shower room and one well-proportioned bedroom, in it's current configuration. There is also further potential to demolish the Victorian brick built outside toilet and two storage sheds to create possibly a small building plot subject to the relevant planning permission.

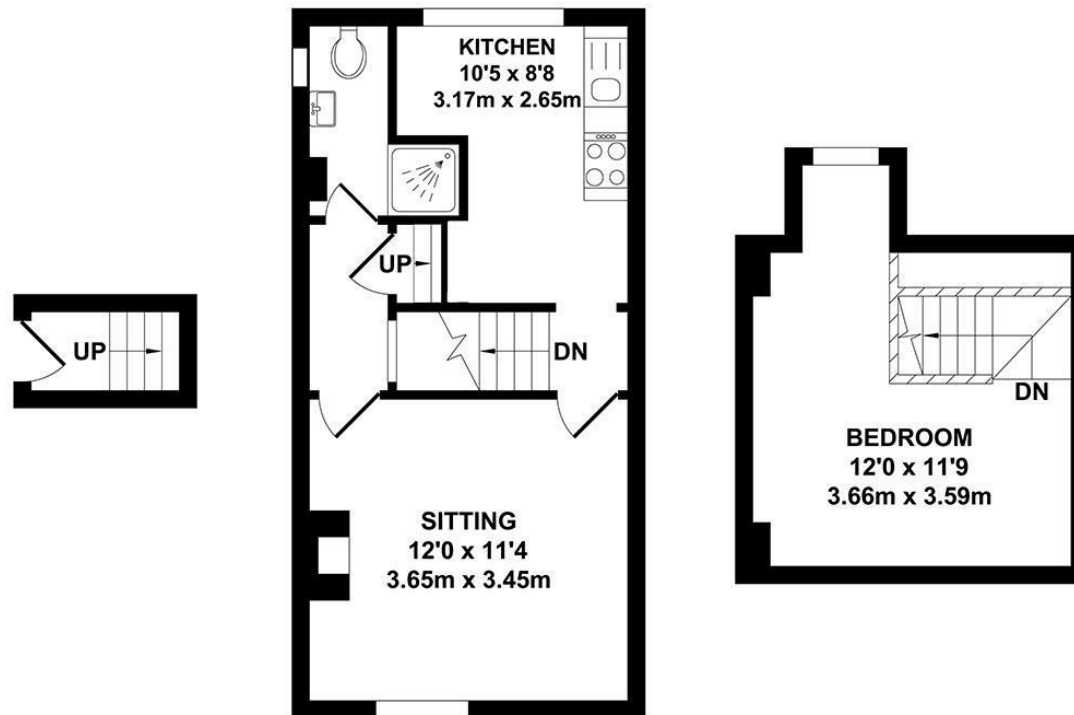
The flat does require updating throughout but will provide an opportunity for someone to put their on stamp on it. The upstairs flat is completely independent from the shop with separate private access at the side of the building currently.

There is also a garden to the rear.

<https://www.pattinson.co.uk/property/518112>

- First floor flat
- One bedroom
- Needs updating
- Commercial premises on the ground floor
- High Street location
- Ideal investment opportunity
- Immediate 'Exchange Of Contracts' Available
- Sold via 'Secure Sale'
- <https://www.pattinson.co.uk/property/518112>





GROUND FLOOR
APPROX. FLOOR AREA
16 SQ.FT.
(1.53 SQ.M.)

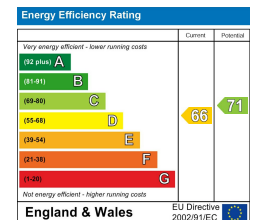
FIRST FLOOR
APPROX. FLOOR AREA
303 SQ.FT.
(28.18 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
143 SQ.FT.
(13.31 SQ.M.)

TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.02 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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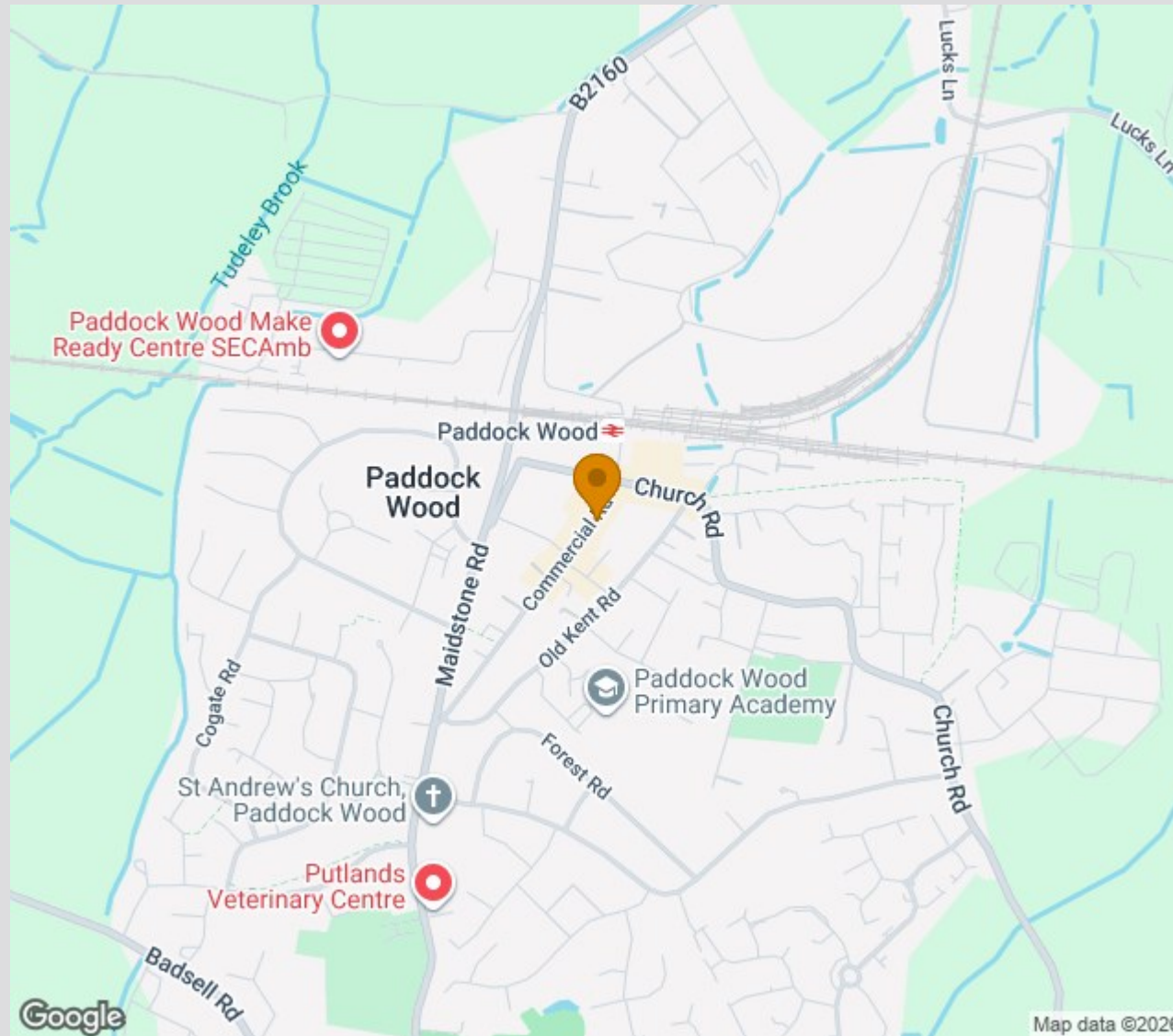




Location Map

Tenure: Freehold

Council tax band: A



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