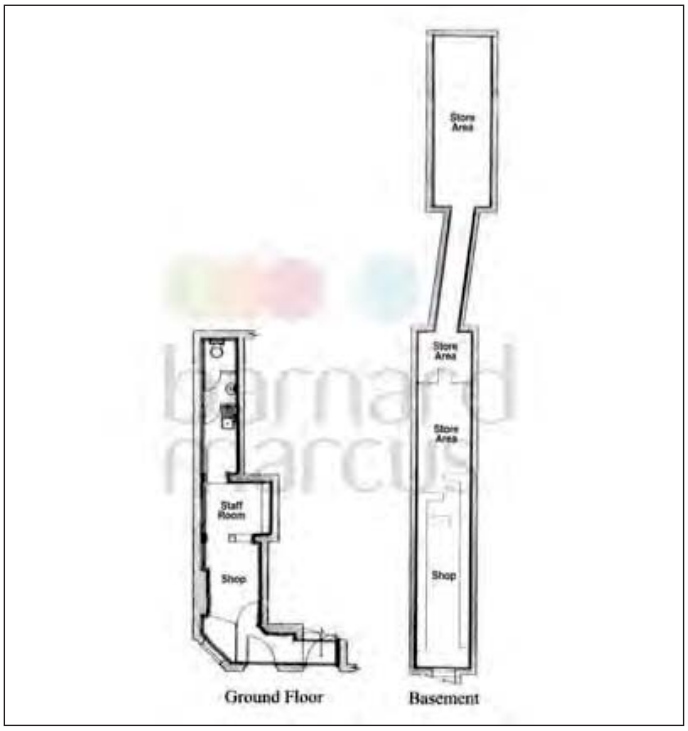
# Lot 50 58 Mount Ephraim, Tunbridge Wells, TN4 8BB

All enquiries Ref: James Paterson




- **Substantial freehold Grade II Listed end terrace building arranged as ground floor shop and three self-contained flats above**
- **Ground floor shop – Let**
- **Three flats – Sold off on long leases**
- **Investment**

**Location:**
The property is situated on Mount Ephraim, within the Culverden area of Royal Tunbridge Wells, between its junctions with Royal Chase and Boyne Park. Public transport links include Tunbridge Wells Station and High Brooms Station, together with a network of local bus services serving the surrounding vicinity. Road links include access to the A26 and further routes connecting through Tunbridge Wells. Shopping amenities can be found locally within Royal Tunbridge Wells town centre, offering a wide range of shops, cafés, bars and restaurants. Recreational pursuits can be enjoyed at the open spaces of Calverley Grounds and the wider parks and commons of Tunbridge Wells.

**Description:**
Substantial freehold Grade II Listed end terrace building arranged as ground floor shop and three self-contained flats above. The ground floor shop is let and the three flats are sold off on long leases.

**EPC rating (for shop):** TBC

**Rent reserved:**
£9,670 per annum

**Accommodation:**

| Unit | Floor | Accommodation | Lease/ Tenancy | Rent |
|---|---|---|---|---|
| Shop | Ground | Shop with small yard | The property is let on a lease for a term of 10 years from 22nd August 2022 at a rent of £800 pcm. The shop rent is subject to an RPI rent review on 22 August 2027. | £800pcm. |
| Flat A | Top | N/A | Sold off on a lease for a term of 125 years from 9th February 2007 | Ground rent: £35 per annum |
| Flat B | First | N/A | Sold off on a lease for a term of 189 years from and including 25th December 1981 | Peppercorn |
| Flat C (Studio apartment) | First | N/A | Sold off on a lease for a term of 125 years from 28th June 2007 | Ground rent: £35 per annum |