

# FOR SALE

**FREEHOLD COMMERCIAL  
INVESTMENT WITH  
DEVELOPMENT  
POTENTIAL**

**whozoo.**

**PEMBURY**

 **132 Henwood Green Road, Pembury, Tunbridge Wells TN2 4LN**

Price **£575,000**



Property Type

**MIXED USE**



Size

**9,306 FT²**



Tenure

**FREEHOLD**



Borough

**TUNBRIDGE WELLS**



Planning Granted

**NO**



Existing Use

**CLASS E**



### Tenanted



YES

### Local Train Stations



High Brooms (2.3 miles)  
Tunbridge Wells (3.1 miles)  
Frant (3.4 miles)

### Local Amenities



Park (0.1 miles)  
Supermarket (0.1 miles)  
Cafe (0.1 miles)

### VAT Applicable



NO

### Rateable Value



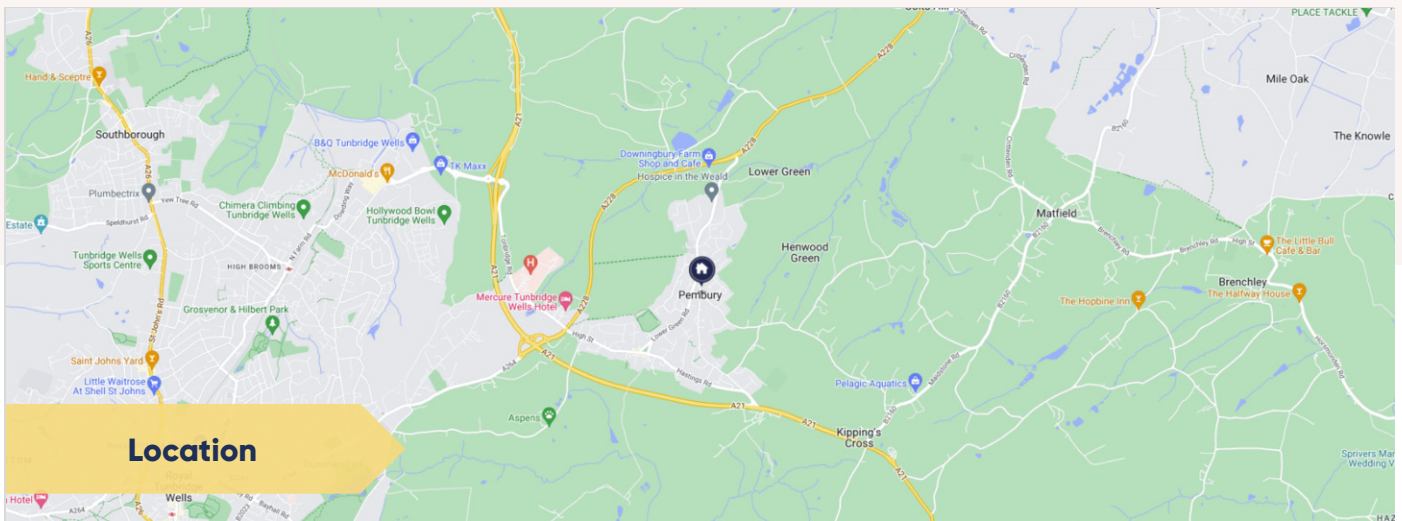
£19,500

### EPC



E

### Location



### Additional Information

The property comprises a series of single and two-storey buildings set back from the front of a roughly triangular-shaped plot. The primary uses of the property include a takeaway/eat-in grill-style restaurant, along with residential accommodation where the tenant resides during the week. The property currently generates a rental income of £17,000 per annum, with three years remaining on the lease.

Given its location and current condition, the property presents an opportunity for refurbishment and potential development. An indicative plan outlining a potential scheme for the site is available for review.

The village of Pembury has long been established as one of Tunbridge Wells' quiet homesteads. There are a good number of primary schools included Pembury High School, whilst the large swathes of open countryside give it a welcoming feel, with the air of a traditional English village, served well by community assets such as parks and recreation grounds, with good road links (the A21 is less than half a mile away), there are a small number of hotels and then just further afield the busy retail parks serving Tunbridge Wells, the city itself and it's mainline station.





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