



2 The Colonnade

Rye Road, Hawkhurst, Kent, TN18 4ES

Tenure: Freehold

Price: £595,000

Ref: 95381

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Central position in busy town of Hawkhurst
- Mid-terrace Grade II listed building
- Class E retail unit (1,402 sq ft GIA)
- Two studio flats generating £18,780 per annum
- Potential for alternative retail uses
- Shop sold with vacant possession

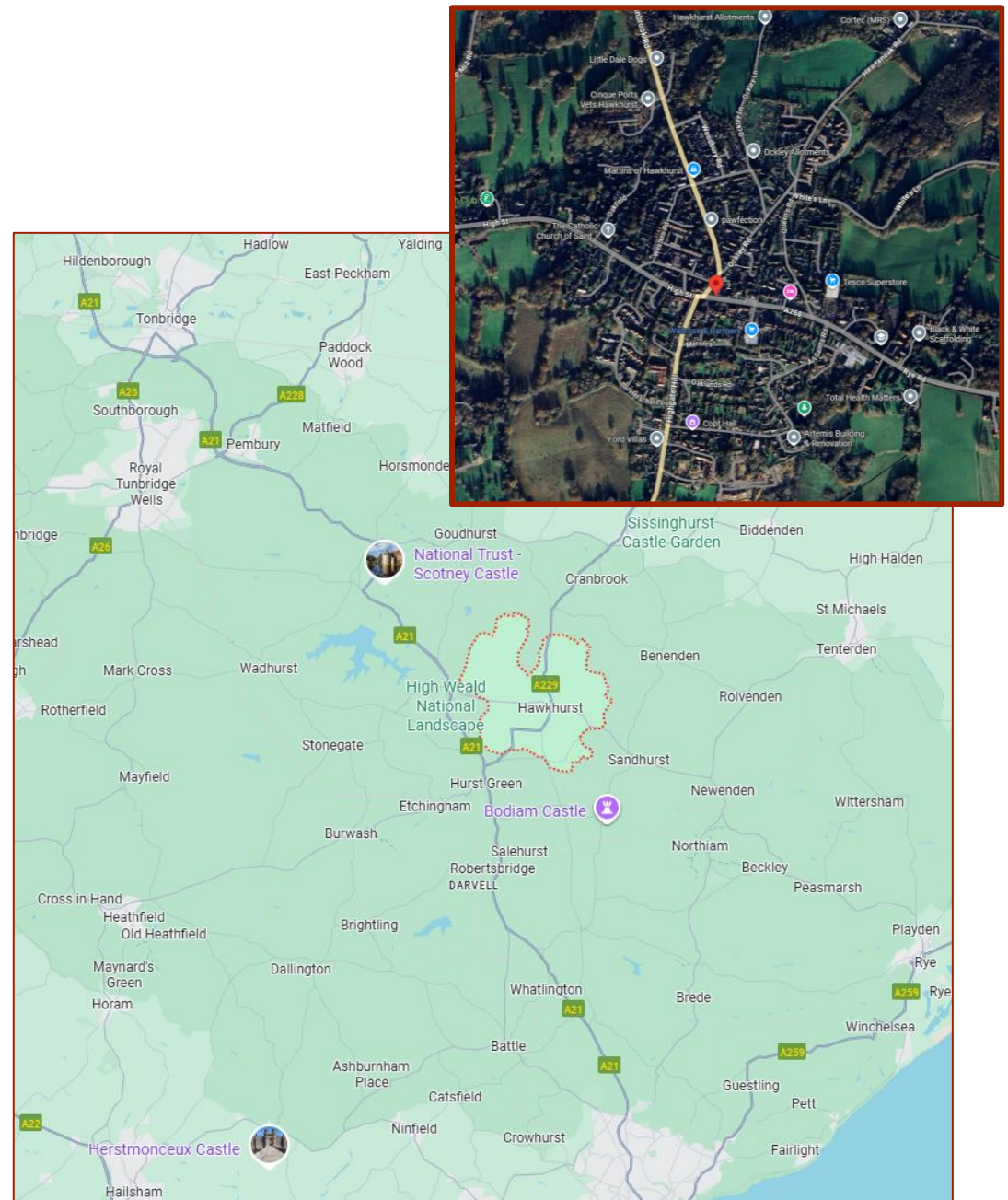
Location

The property is situated in the heart of the large, affluent and desirable Kent village of Hawkhurst. The village lies approximately 12 miles south-east of Royal Tunbridge Wells, 3.5 miles south of Cranbrook and 7.5 miles west of Tenterden, in the High Weald Area of Outstanding Natural Beauty.

The village is positioned close to a number of attractions including Bodiam Castle, Bedgebury National Pinetum and Forest, Scotney Castle and Sissinghurst Castle Garden, which draw in visitors to the area all year round.

The village itself houses public houses, a digital cinema and a number of private schools. Hawkhurst sits upon one of the busiest crossroads in the region, from which the property is highly visible, and brings a strong level of pedestrian and vehicular traffic to the village.

The property is situated on The Colonnade, a vibrant selection of independent shops which is well-utilised by the local community. The village also houses public houses, a digital cinema and a number of private schools.



The property is a mid-terrace Grade II listed building forming part of an eye-catching shopping parade. The property is understood to date from the early 19th century, and is timber framed with weather-boarded elevations, under a pitched slate roof. The property comprises:

Class E Retail Unit

- FRONT RETAIL UNIT: With glass frontage, counter servery and walk-in chiller.
- REAR RETAIL AREA: Access to rear courtyard.
- WALK-IN COLD ROOM.

Investment Units

The property benefits from two residential investment units as follows:

- GROUND FLOOR STUDIO FLAT: Rented for £915 per calendar month (including utilities).
- FIRST FLOOR STUDIO FLAT: Rented for £650 per calendar month.

External

- COURTYARD: With shared access and bin store.

The Business

Due to relocation of the seller's business, the ground floor retail area will be sold with vacant possession.



Tenure & Price

FREEHOLD £595,000.

Retail area sold with vacant possession. Studio flats sold subject to existing ASTs.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Services

All mains services are connected.

Local Authority: Tunbridge Wells Borough Council

Rateable Value: £13,750





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