

01892 543131



# Sunflower

durlings

chartered surveyors  
and property consultants

open

Join us on Linked in

download our app today

Like us on facebook

Follow us on twitter

Sunflower  
lettings.co.uk



01892 800109

www.sunflowerlettings.co.uk

open

19 Crescent Road • Tunbridge Wells • Kent • TN1 2LU

Shop/Office Premises (with A2 use) - To Let/For Sale - 437 sq ft





**chartered surveyors  
and property consultants**

## Location

These premises are prominently situated in a secondary retail pitch on Crescent Road, albeit close to the Mount Pleasant Road and Church Road junction. The property is close to the Assembly Room Theatre, and the Town Hall, and opposite The Hotel du Vin. There is a large multi storey car park directly behind the property.

## Description

A unique self-contained period building, with A2 use, totalling 437 sq ft (41 sq m) and situated at the end of a retail parade. The property is arranged over ground and first floors, and as two open plan areas.

## Accommodation

Ground floor -	233 sq ft (21.65 sq m)
First floor -	204 sq ft (18.95 sq m)
WC at rear of ground.	
Internal frontage -	15 ft 6" (4.7 m)
Max depth -	26 ft 11" (8.2 m)

## Tenure

A new lease is available subject to satisfactory references and a deposit. Alternatively, the freehold can be purchased with vacant possession.

## Rent/Price

Rent - **£9,950 per annum** exclusive of all other outgoings, or;

Guide Price - **£150,000.**

## Business Rates

The proposed rateable value with effect from 1<sup>st</sup> April 2017 is £5,900.

Small Business Rates Relief will apply, subject to certain qualifying factors, and as such there will be a nil payment.

## Legal Costs

Ingoing tenant/purchaser to be responsible for the landlord's / vendor's legal costs.

## Viewing

Strictly by appointment through sole letting agents – Durlings.

## Disclaimer

### SUBJECT TO REFERENCES & ACCOUNTS

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

## COMMERCIAL

**Contact Rupert Farrant  
or Josh Olney on**

**01892 552 500**

[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)  
[Joshua.olney@durlings.co.uk](mailto:Joshua.olney@durlings.co.uk)  
[www.durlings.co.uk](http://www.durlings.co.uk)

22 Mount Ephraim Road, Tunbridge Wells, Kent,  
TN1 1ED



**RICS**

The mark of  
property professionalism worldwide