

durlings

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Retail / Showroom Building – To Let - 37 High Street • Tunbridge Wells • Kent TN1 1XL



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Location

Situated in the heart of the High Street which is now a destination for high end retail occupiers along with a range of restaurants and cafes. Recent openings have included Jamie's Italian, Tom Howley, Isle Jacobson, Sweaty Betty, CP Hart and Feather & Black. Other occupiers include The White Co, Cath Kidson, Farrow & Ball, Mark Wilkinson, Space NK and Champneys. Tunbridge Wells remains an important leisure and retail destination, with a higher than average proportion of Wealthy Achievers. The town is situated approximately 40 miles to the south-east of London, with the main line station, at the end of the road, providing a frequent service with typical journey time of 55 minutes. The town is approximately 15 miles from Junction 5 of the M25 (Sevenoaks), via the A21.

Description

A prominent period building circa 1850, with an attractive painted stucco elevation and large turret clock.

The property is arranged over ground and two upper floors together with a lower ground / basement floor.

The ground floor comprise an open retail area with stair access to a large basement providing storage and workshop areas and further vault stores externally.

Internal stairs to the first floor which provides large showroom areas to the front and an office to the rear. There is a further showroom and office on the second floor together with a kitchen.

On the first floor landing there is rear access, over the rear extension, and out to a pedestrian alley leading to South Grove. There is thus scope to self-contain the upper floors if required. From this route there is also rear access to the lower ground / basement level.

Floor Areas

Ground Floor

Retail & ancillary – overall – 1275 sq ft

Basement

Stores & Workshops - 427 sq ft

First Floor

Showroom, Office, and landing - 656 sq ft

Second Floor

Showroom, Office, Kitchen and landing – 767 sq ft

Total Floor Area **3125 sq ft** (290.32 sq m)

Tenure

Leasehold

Guide Rent

Guide Rent – **£55,000** per annum, exclusive of all other outgoings.

Terms

A new lease, on a full repairing and insuring basis, is available by arrangement.

Business Rates

Rateable Value - £41,750

For the amount of rates payable please contact Tunbridge Wells Borough Council directly – 01892 526121.

Viewing Arrangements

There is a business in occupation and therefore all viewings are to be strictly by appointment and accompanied.

Important Note:

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Subject to receipt of satisfactory accounts and references – A deposit may be required.



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COMMERCIAL

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