



durlings

chartered surveyors
and property consultants

Unit 2 • Kenwood House • 1 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2EL

Retail Premises - To Let - 645 sq ft.



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Location

Kenwood House is in a town centre location, on a busy one way thoroughfare, which serves the Royal Victoria Place Shopping Centre car park. Nearby occupiers include, Tesco Metro, Swinton Insurance, Anglian Windows and The Post Office.

Description

A newly constructed retail premises, completed in 2011, and arranged over ground and mezzanine levels.

Presently the premises is laid out as a sandwich bar, with a seating area on the mezzanine level. There is a demised car space directly behind the premises.

Floor Areas

Ground –	465 sq ft (43.12 sq m)
Mezzanine –	180 sq ft (16.72 sq m)
Total	645 sq ft (59.84 sq m)

Tenure

Leasehold

Rent

£12,750 per annum exclusive of all other outgoings.

Terms

New lease, terms by arrangement.

Business Rates

Rateable Value of £10,000. Interested parties are requested to make direct enquires to Tunbridge Wells Borough Council on the actual amount payable for the year, to include Small Business Rates Relief, where applicable – 01892 526121

Service Charge

On application

Legal Costs

Each party to be responsible for their own costs.

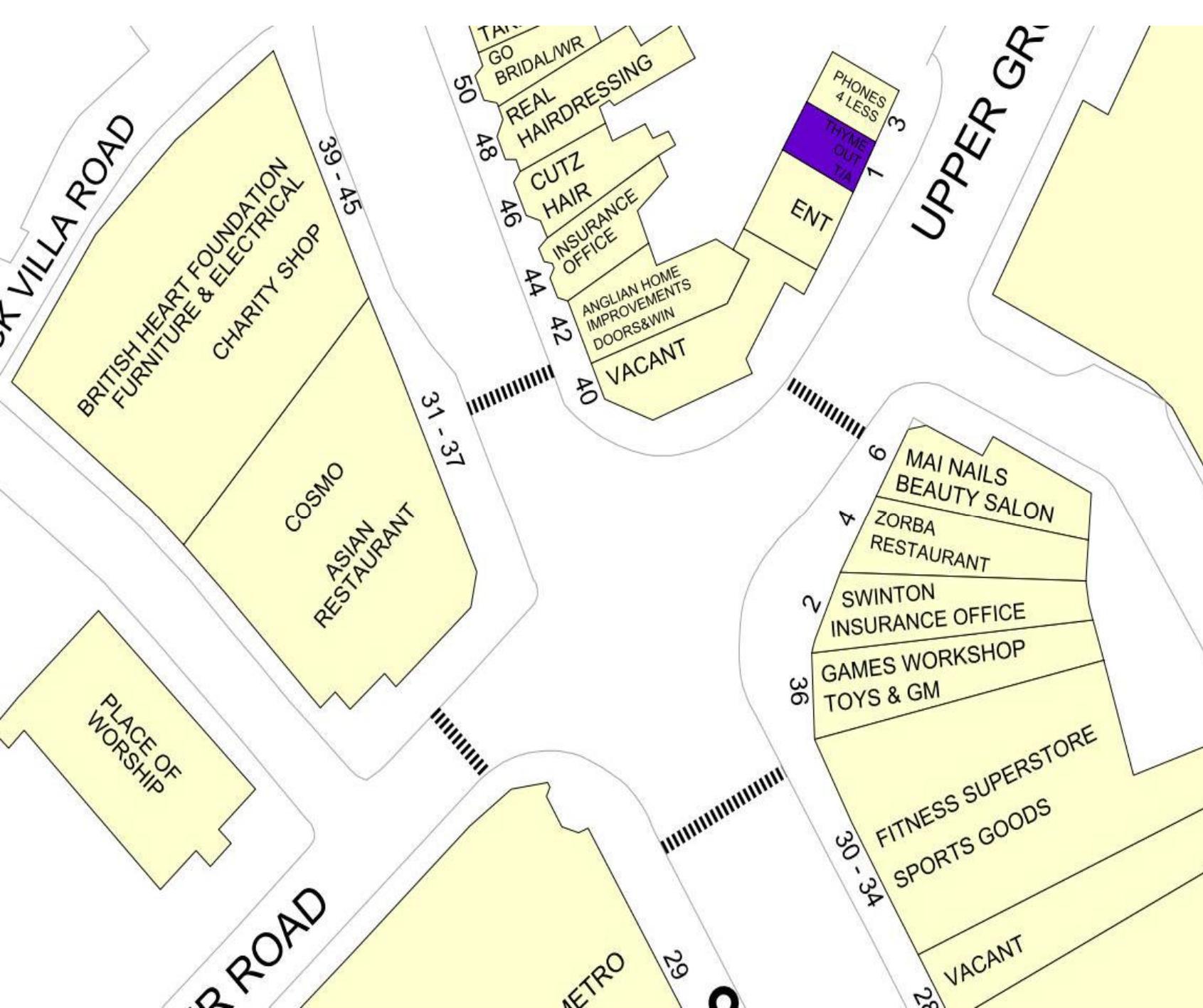
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property

Subject to accounts and references. A rent deposit shall be required.

Details Prepared – 14/07/2014



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COMMERCIAL

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