



chartered surveyors
and property consultants



62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB

Retail Premises – Class A2 / E - To Let – 2490 - 2990 sq ft (231.33 – 277.78 sq m)



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Location

This property is situated in the affluent town of Tunbridge Wells in north-west Kent, approximately 35 miles south of central London. Tunbridge Wells is approximately 5 miles to the south of Tonbridge; 17.5 miles south-west of Maidstone and 23 miles east of Crawley.

Mount Pleasant Road is the principal retail district, leading from the Royal Victoria Place Shopping Mall, through to the old High Street.

The town's main line train station is within moments' walk being around 100 metres distant.

Other established occupiers in this parade include **Wagamama**, **Russell & Bromley**, and **JoJo Maman Bebe**, with **Lloyds Bank**, **Bang & Olufsen** and **Jones Bootmaker** also being close by.

Bubba & Me (60) and **Closs & Hamblin** (64) are new openings, either side of this property. **Bocca Social** (36) are currently fitting out, and **Wagamama** have extended into no. 52.

Description

A prominent ground floor corner premises, currently occupied by TSB bank, with integral stair access to both first-floor offices / break out area and basement ancillary areas and storage.

The 2nd & 3rd floors are arranged as 5 self-contained office suites, where the landlord has separate short term tenancy arrangements.

Floor Areas

The floor areas we have on file are as follows: -

Ground – Retail – **1370 sq ft** (127.28 sq m)

First - Offices / Kitchen / WC – **500 sq ft** (46.45 sq m)

Basement - Stores / Server Room / WC - **1120 sq ft** (104.05 sq m)

These areas are subject to clarification when the current tenant vacates.

The landlord is prepared to retain the first-floor areas.

Plans available on request.

Rent

Ground and Basement only - **£59,000 per annum**; or

Whole (G/1st/B) - **£70,000 per annum**

The rents are exclusive of all other outgoings.

There is **no** VAT applicable to the rent.

Terms

A new lease is available by arrangement.

Business Rates

The rateable value for the whole premises as existing is £63,000.

If the ground and basement floors are leased separately then the rateable value will need to be reassessed.

Viewing Arrangements

Strictly by appointment and accompanied, via joint agents:

Durlings : Rupert Farrant, rupert@durlings.co.uk or Julie Chalmers,

julie.chalmers@durlings.co.uk – 01892 552 500

Cradick Retail : Alex Standen, astanden@cradick.co.uk – 01892 707577

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COMMERCIAL

**Contact Rupert Farrant
or Julie Chalmers on**

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