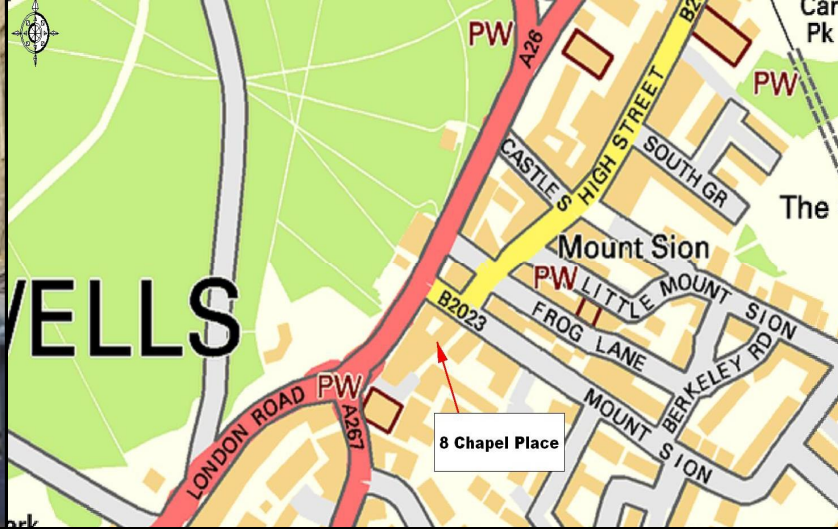




chartered surveyors
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8 Chapel Place • Tunbridge Wells • Kent TN1 1TQ

Shop To Let – Ground Floor - 323 sq ft (30 sq m) / Lower Ground – 452 sq ft (42 sq m)



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Location

A prominently located lock up shop premises on a pedestrianised thoroughfare, linking the High Street with the historic Pantiles. This location is populated by a wide range of high end specialist retailers, along with a good selection of restaurants. With a renaissance of The Pantiles, and the arrival of new retail and leisure operators, this location is likely to benefit from an improved footfall generally.

Description

These premises comprise a self-contained shop arranged over ground and lower ground floors, linked by a new integral staircase. The ground floor has an excellent floor to ceiling height (measurement to be verified). The premises are currently undergoing comprehensive conversion and refurbishment, to a "shell" finish with capped off services, and will provide an open plan ground floor retail space, with a further sales area on the lower ground level, and / or space for ancillary storage, wc/s, kitchen, etc.. In addition there is a former barrel store, with direct delivery access from the side alley, above. Completion of works is estimated to be in February 2014.

[The main picture is a computer generated image].

Floor Areas

Ground – **323 sq ft** (30 sq m)
Lower Ground – **409 sq ft** (38 sq m) + barrel store – **43 sq ft** (4 sq m)
(To be verified on completion of works).

Tenure

Leasehold

Guide Rent

£17,500 per annum, exclusive of all other outgoings.

Terms

A new lease by arrangement.

Business Rates

To be assessed.

Viewing

Strictly by appointment, and accompanied. Under no circumstance are interested parties to enter the premises without a prior appointment on health & safety grounds. Not liability by the landlords or their agents can be accepted otherwise.

Important Note

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.

Subject to contract & availability.

Accounts references, and a rent deposit may be required

COMMERCIAL

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