



chartered surveyors
and property consultants



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



**chartered surveyors
and property consultants**

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:

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





chartered surveyors
and property consultants

COMMERCIAL

Contact Rupert Farrant
or Josh Olney on

01892 552 500

rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

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



Disclaimer: See website – www.durlings.co.uk

