



chartered surveyors
and property consultants



7 London Road • Royal Tunbridge Wells • Kent • TN1 1DG

Prominent Period Retail Building – Lease For Sale - 1992 sq ft (185.06 sq m)

COMMERCIAL

Location

The north west Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east.

No.7 London Road is prominently situated at the southern end of the High Street, close to The Pantiles, Chapel Place and opposite The Common. There is a wealth of leisure and shopping facilities close at hand. The main line train station is close by, accessed via Vale Road. There are good road communications with the subject property being located on the A26, with A21 (T) being accessed via Pembury Road, approximately 2.5 miles distant.

Description

A prominently positioned period retail building on the corner of the High Street and London Road (A26). The property currently operates as a café & patisserie on the ground floor, with the lower ground used as a bakery, with potential to be used for further sales area. The first floor is currently used as a large kitchen / preparation area space; the second floor a patisserie laboratory and the third and fourth floors are used as offices and storage. There are two WC off the stair landings, and a further kitchen and store area off the lower ground floor bakery area. The property benefits from a ceiling mounted air conditioning unit, in the ground floor area, mains gas supply, fire and intruder alarms.

Floor Areas

Ground -	359 sq ft	(33.35 sq m)
Lower Ground -	406 sq ft	(37.72 sq m) - inc. kitchen/utility/store
First -	442 sq ft	(41.06 sq m)
Second -	349 sq ft	(32.42 sq m)
Third -	364 sq ft	(33.82 sq m)
Loft -	72 sq ft	(6.69 sq m)
Total	1992 sq ft	(185.06 sq m)

Tenure

Leasehold.

Rent

£30,000 per annum, exclusive of all other outgoings.

Terms

Premium offers are invited in the region of £35,000.

Business Rates

We are informed from the VOA that the Rateable Value is £16,000. All interested parties are strongly advised to satisfy their own enquiries directly to Tunbridge Wells Borough Council in relation to the amount payable – 01892 526121.

Viewing

Strictly by appointment through sole agent's offices – Durlings – 01892 552500.

Legal Costs

Each party to ultimately bear their own legal costs incurred in association with the subject transaction. An undertaking for abortive fees will be required.

Important Note:

SUBJECT TO REFERENCES & ACCOUNTS – Rent deposit may be required.

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.
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