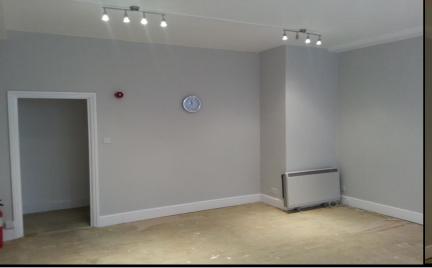


31b The Lower Pantiles • Tunbridge Wells • Kent TN2 5TE

Retail Premises - To Let - Ground - 306 sq ft & Basement - 381 sq ft.







chartered surveyors and property consultants

### Location

Retail premises in a Grade II listed parade in the heart of The Pantiles. This property is close to the entrance to The Corn Exchange and the new Sankey's Seafood Bar/ Restaurant.

# Description

The ground floor comprises an open sales area. To the rear of the ground is an integral staircase leading to a large basement area with a WC. There is rear access from the basement for loading.

The premises have been redecorated throughout.

### **Accommodation**

Ground – 306 sq ft (28.43 sq m) Basement – 381 sq ft (35.40 sq m)

### **Tenure**

Leasehold

#### Rent

£9,500 per annum, exclusive of all other outgoings.

#### Terms

New lease by arrangement

### **Business Rates**

The Rateable Value is £7400.

Subject to certain qualifying factors, Small Business Rates Relief may apply, attracting a payment for the current financial year of £815.

# **Service Charge**

On application.

### **Legal Fees**

Each party to be responsible for their own costs.

# Viewing

Strictly by appointment. Please contact either Julie Chalmers or Rupert Farrant – 01892 552500 / office@durlings.co.uk

#### 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 endeavour 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.

SATISFACTORY REFERENCES AND ACCOUNTS.
A RENT DEPOSIT WILL BE REQUIRED.

# **COMMERCIAL**

Contact Rupert Farrant or Julie Chalmers 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



Details prepared. 28/07/16