



Pantiles Orient



chartered surveyors
and property consultants

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

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



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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:

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- (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.

Details prepared. 28/07/16

COMMERCIAL

Contact Rupert Farrant
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