

durlings

chartered surveyors  
and property consultants



**45 High Street • Tunbridge Wells • Kent TN1 1XL**  
**Fashion Boutique – Lease For Sale – 1356 sq ft (126 sq m)**  
**Due to Relocation**

# COMMERCIAL

## Location

The premises are situated in the centre of the High Street, a well-established and popular retail environment favored by specialist retailers such as fashion boutiques, jewelers, bespoke furniture retailers and a variety of A2 and A3 users. Neighboring occupiers include Sweaty Betty, Brora, Whistles and Cath Kidson. Tunbridge Wells remains an important leisure and retail destination, with a higher than average proportion of Wealthy Achievers (source - latest census). It is situated approximately 40 miles to the south-east of London, with the main line station 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

These premises comprise a unique double shop front and sales areas, with additional sales space on the raised and lower ground floor levels, along with changing rooms, stores, and ancillary space.

The premises have been subject to extensive refurbishment works and offer a "turnkey" opportunity for a retailer to commence trading immediately.

## Accommodation

Ground Floor –	Sales combined	321 sq ft
Raised Ground -	Front Sales	226 sq ft
-	Rear Sales	348 sq ft
Lower Ground Floor -	Sales	196 sq ft
	Ancillary	265 sq ft
Total net internal floor areas		<b>1356 sq ft (125.98 sq m)</b>

## Tenure / Terms

The existing salient lease terms are as follows:

Term – 15 years from 29th September 2009.

Rent - £30,000 per annum, exclusive of all other outgoings. The rent **does not** attract VAT.

Repairs – To keep in good and substantial repair and condition. Otherwise the lease is effectively full repairing and insuring, via a landlord's service charge. The tenant has a 40% responsibility to the total costs.

Break Clauses – A tenant's option to determine the lease on 29<sup>th</sup> September 2019, on providing a minimum of 6 months' notice.

Rent Reviews – 29th September 2019 and 29th September 2024.

Alienation – Ability to assign or underlet the whole premises only, and an assignment is to be subject to an Authorised Guarantee Agreement.

## Price

Premium offers for the leasehold interest are invited in excess of £50,000, with VAT applicable to the sale price.

## Business Rates

The rateable value is £29,250. Interested parties are advised to contact Tunbridge Wells Borough Council directly to establish the amount payable – 01892 526121

## Legal Costs

Each party to be responsible for their own costs with the ingoing purchaser / tenant to contribute an equal share of those incurred by the landlord in dealing with the assignment of the lease.

## Viewings

**Strictly by appointment and accompanied** through the sole agents office – contact Josh Olney or Rupert Farrant – 01892 552500/ [office@durlings.co.uk](mailto:office@durlings.co.uk)  
As the premises are currently trading there are to be no unconfirmed viewings.

## Important Note

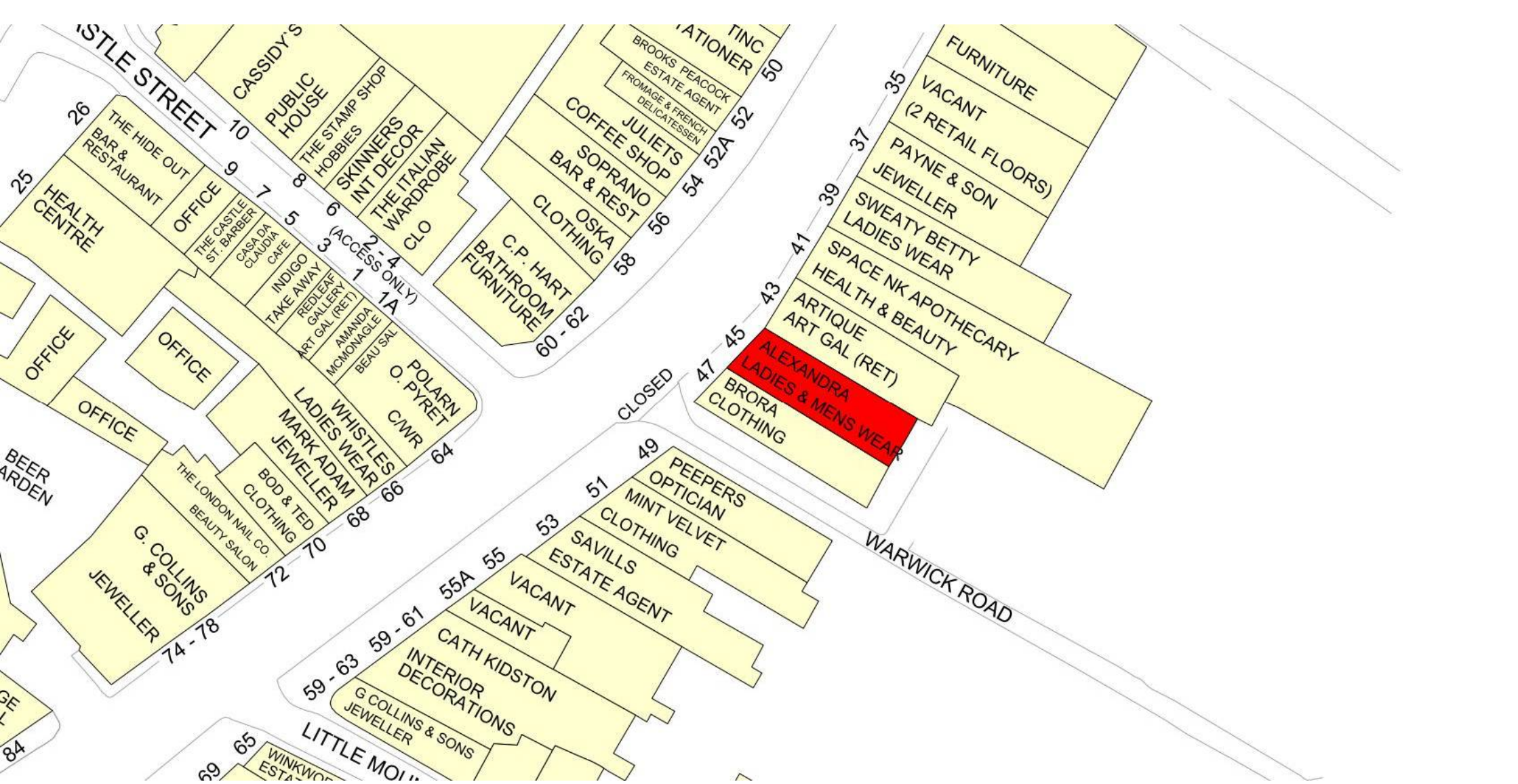
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details prepared – 16/09/16

**Subject to:** Contract; Availability; Finance & Accounts; Satisfactory References.





## Viewing Details

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

