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and property consultants



16 Camden Road • Tunbridge Wells • Kent TN1 1PT
Café / Sandwich Bar – Lease For Sale – 1107 sq ft (102.82 sq m)
Due to Relocation

COMMERCIAL

Location

This property is situated in the centre of Tunbridge Wells at the top end of Camden Road, and virtually opposite Ely Court, which is part of The Royal Victoria Place Shopping Mall.

Description

Currently trading in a sandwich bar / café format, this self-contained building is arranged over ground and first floors.

The ground floor comprise an open plan area with serving counter and a window breakfast bar. To the rear of this area is a kitchen / preparation area, store, together with Ladies & Gents WCs. There is an integral staircase leading to an open plan first floor seating area.

Floor Areas

Ground

Servery / Sales -	613 sq ft (56.98 sq m)
Kitchen / Prep -	58 sq ft (5.35 sq m)
Store Room -	23 sq ft (2.15 sq m)
Ladies & Gents WCs -	not measured.

First

Seating / Sales -	413 sq ft (38.34 sq m)
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Total Area - 1107 sq ft (102.82 sq m)

Tenure

Leasehold – Full detail on application.

Guide Rent

£16,000 per annum, exclusive of all other outgoings.

Price

A premium figure of **£15,000** is being sought for the leasehold interest, to include all fixtures & fittings – an inventory is available on request.

Business Rates

The current rateable value is £15,750. The 2017 revaluation is proposed at £15,250.

Interested parties are advised to check the amount payable directly with Tunbridge Wells Borough Council – 01892 526121

There is currently reoccupation rates relief in effect, with the amount reduced to 50% until August 2017.

Legal Costs

The ingoing tenant is to be responsible for the existing tenant's and landlord's costs incurred in any transaction. Further details on request.

Viewings

Strictly by appointment and accompanied as the business continues to trade.

- **Subject to contract & lease, accounts and satisfactory references.**
- **Proof of finance shall also be required.**
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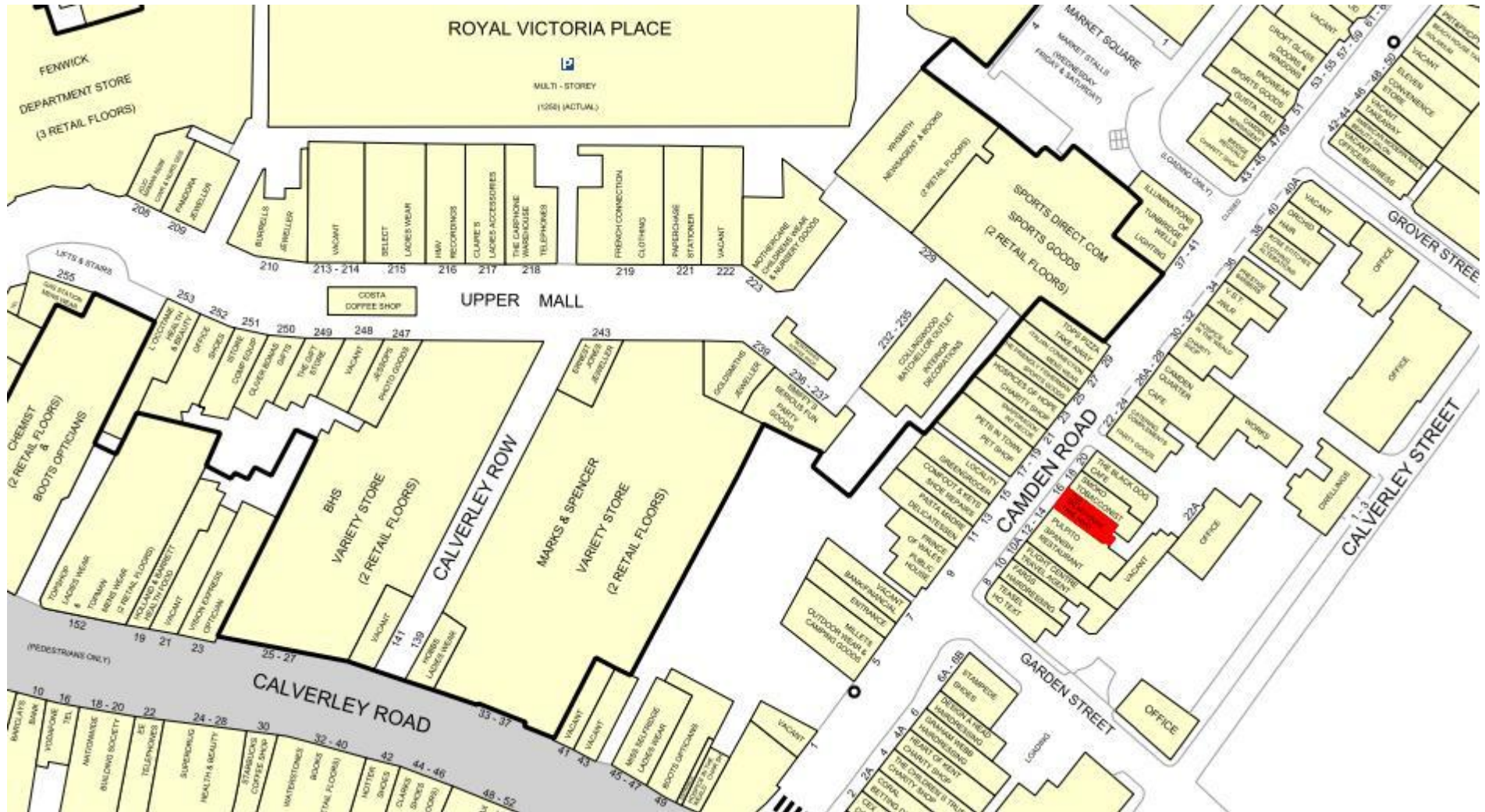
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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- (v) Whilst 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 –24th November 2016





Viewing Details

Strictly by appointment and accompanied as the existing business continues to trade.

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

