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chartered surveyors  
and property consultants



4 Sussex Mews • Lower Pantiles • Tunbridge Wells • Kent • TN2 5QJ

**Studio To Let – 717 sq ft**



**chartered surveyors  
and property consultants**

## COMMERCIAL

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**22 Mount Ephraim Road,  
Tunbridge Wells, Kent TN1 1ED**



### Location

Conveniently situated in the heart of The Pantiles. Sussex Mews is a pedestrian only area linking the Lower Pantiles, Nevill Street, and Linden Park. The property is close to The Common and within ¼ mile from the main line train station, with regular services to London, and a typical journey time of 50 minutes.

### Description

The premises are arranged over ground and first floors. There is a WC and kitchen at the rear of the ground floor area. There are electric wall mounted storage heaters and ceiling mounted fluorescent strip lighting.

### Floor Areas

The premises has the following net internal floor areas.

#### Ground

Front -	208 sq ft (19.33 sq m)
Rear -	148 sq ft (13.79 sq m)
First -	361 sq ft (33.55 sq m)
<b>Total -</b>	<b>717 sq ft (66.67 sq m)</b>

### Tenure

Leasehold

### Rent

£9,950 per annum, exclusive of all other outgoings

### Terms

New lease by arrangement.

### Business Rates

The Rateable Value is £8,250. Small business rates relief may apply, subject to qualifying conditions.

### Legal Costs

Each party to be responsible for their own costs.

### Viewings

By appointment and accompanied.

### Important Note

Property Misdescriptions Act:  
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- **Subject to accounts and references**
- **A rent deposit will be required**