

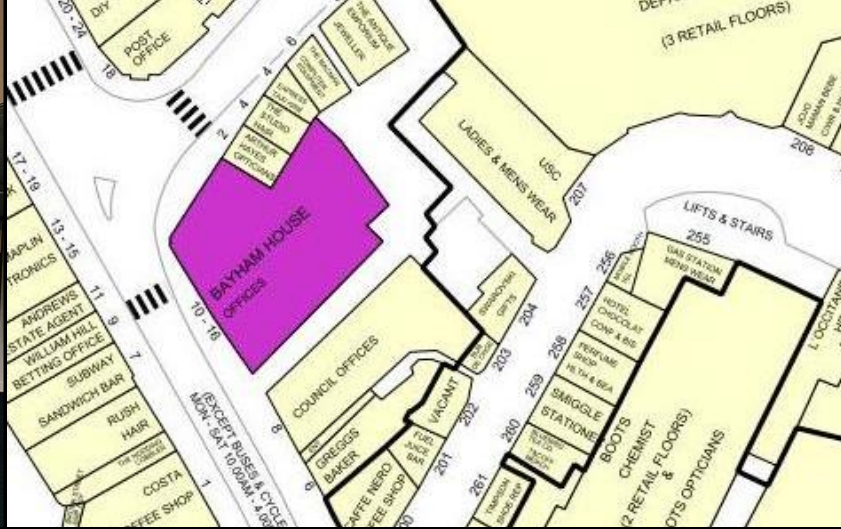
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Chartered surveyors
and property consultants



Bayham House • 12-16 Grosvenor Road • Tunbridge Wells • Kent TN1 2AB

Refurbished A2 /Offices - To Let – 1783 sq ft (165.65 sq m)



**chartered surveyors
and property consultants**

COMMERCIAL

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



Location

Situated in a town centre position close to the main entrance of The Royal Victoria Place Shopping Mall and the clock at Five Ways. There is therefore immediate access to a wide range of retail and leisure facilities.

The town's main line train station is in walking distance at the end of Mount Pleasant Road, which is an extension to Grosvenor Road. There are ample parking facilities, virtually opposite these offices, in The RVP multi-storey car parks.

Description

Bayham House is a prominently situated building on the corner of Grosvenor Road and Goods Station Road.

The offices comprise the entire first floor, with a self-contained recessed entrance, from the street, on the Goods Station Road elevation.

The ground floor is in retail use.

The offices have been comprehensively refurbished.

The first floor is predominately open plan with a glazed demountable partition providing a separate office area and a further small partitioned internal office. To the rear there are ladies and gents WCs, and a large kitchen area.

Floor Area

1783 sq ft (165.65 sq m)

Rent

£24,000 per annum, exclusive of all other outgoings except VAT which is applicable.

Terms

A new sub under ease by arrangement

Service Charge

On application

Business Rates

The premises have a proposed rateable value of £21,500 for 2017.

From enquires via the Valuation Office Agency's website the estimated rates payable is £10,996, subject to certain qualifying factors.

Viewings

By appointment through the sole letting agents' office.

Important Note:

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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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Subject to contract & lease

Subject to superior landlord's to letting and any change of use

Subject to satisfactory accounts & references