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Richmond Terrace • 49 London Road • Tunbridge Wells • TN1 1DT

**Office / Medical Suites in Grade II Listed Building - To Let – From 240 sq ft (22.35 sq m)**





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## Location

The property is located within Richmond Terrace, a small crescent directly off London Road, and opposite the Common. It is a short walk to the main line station, the High Street, The Pantiles and the Royal Victoria Place shopping centre. The M25 (J 5) is approx. 13 miles north via the A21.

## Description

The property has an attractive plastered and painted front elevation with architectural detailing including decorative wrought iron railings. It is arranged over four floors and provides a variety of self-contained office and medical suites with common WC facilities located on each floor.

The property is currently undergoing some internal refurbishment to the ground floor, including the provision of a new waiting area. External works are due to take place in the Spring of 2019. The available rooms are located on the ground floor. There will be new kitchen facilities adjacent to a new waiting area, with the WC facility located behind.

## Accommodation

Ground Floor:

Left Front – 240 sq ft (22.35 sq m) – Office – *available soon*

Left Rear – **UNDER OFFER**

Right Front – 241 sq ft (22.39 sq m) – Medical Use - *available now*

## Rent

Left - £6,000 pax

Right - £6,000 pax

## Tenure

Leasehold

## Terms

New terms by arrangement.

## Business Rates

To be advised although Small Business Rates Relief will apply subject to qualification. Interested parties should enquire via Tunbridge Wells Borough Council.

## Service Charge

Details on request.

## Legal Costs

Each party to bear their own legal costs.

## SUBJECT TO REFERENCES & ACCOUNTS

## Important Note

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Details Revised: 08.11.18

## COMMERCIAL

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