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and property consultants

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KITCHENS, BATHROOMS & BEDROOMS 16

16 Monson Road • Tunbridge Wells • Kent TN1 1ND

Retail Premises To Let

COMMERCIAL

Location

A centrally located lock up shop premises, close to Calverley Road and The Royal Victoria Place Shopping Centre. Monson Road is a busy pedestrian thoroughfare connecting Mount Pleasant Road and Calverley Road, and serving the Crescent Road multi storey car park.

Other occupiers in the road include: Blacks, Ryman's, Ask Italian, Johnsons, Cook, Lakeland, and recently opened Patisserie Valerie.

Description

A former kitchen showroom in a Grade II listed colonnade of shops. There is an effectively open plan ground floor sales area. At the rear of the ground floor there is a WC.

There is an integral staircase leading to additional sales / showroom space. The premises have been comprehensively refurbished and upgraded to a high standard, over the last 2 years.

Floor Areas

Ground

Sales – 477 sq ft (43.31 sq m)
WC – not measured

Basement

Sales – 375 sq ft (34.84 sq m)
Total 852 sq ft (78.15 sq m)

Rent

£23,000 per annum, exclusive of all other outgoings.

Terms

A new lease by arrangement, on an effective full repairing and insuring basis.

Business Rates

The premises have a proposed rateable value of £19,500, with effect from 1st April 2017.

The current UBR multiplier is based on 46.6p in the £.

The VOA website have estimate an amount payable of £9087.

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

Service Charge

On application

Legal Costs

Each party is to be ultimately responsible for their costs incurred in a transaction. An undertaking for the landlord's abortive legal costs shall however be required.

Viewings

By appointment through the sole letting agent's offices – Durlings – 01892 552500 / office@durlings.co.uk

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(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;

(ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use

and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or

Otherwise as to the correctness of each item.

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(iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.

(v) Whilst we endeavour 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.

Subject to Contract & Availability

Subject to Accounts & References – A security Deposit shall be required.



