



chartered surveyors
and property consultants



19 Crescent Road • Tunbridge Wells • Kent • TN1 2LU

Shop/Office Premises (with A2 use) - To Let or For Sale – 437 sq ft



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Location

These premises are prominently situated in a secondary retail pitch on Crescent Road, albeit close to the Mount Pleasant Road and Church Road junction. The property is close to the Assembly Room Theatre, and the Town Hal, and opposite The Hotel du Vin. There is a large multi storey car park directly behind the property.

Description

A unique self-contained period building, with A2 use, totalling 437 sq ft (41 sq m) and situated at the end of a retail parade. The property is arranged over ground and first floors, and as two open plan areas.

Accommodation

Ground floor -	233 sq ft (21.65 sq m)
First floor -	204 sq ft (18.95 sq m)
WC at rear of ground.	
Internal frontage -	15 ft` 6` (4.7 m)
Max depth -	26 ft 11" (8.2 m)

Tenure

A new lease is available subject to satisfactory references and a deposit. Alternatively, the freehold can be purchased with vacant possession.

Rent/Price

Rent - £9,950 per annum exclusive of all other outgoings, or;

Guide Price - £150,000.

Business Rates

The proposed rateable value with effect from 1st April 2017 is £5,900.

Small Business Rates Relief will apply, subject to certain qualifying factors, and as such there will be a nil payment.

Legal Costs

Ingoing tenant/purchaser to be responsible for the landlord`s / vendor`s legal costs.

Viewing

Strictly by appointment through sole letting agents – Durlings.

Disclaimer

SUBJECT TO REFERENCES & ACCOUNTS

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;
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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.

COMMERCIAL

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