

01892 543131



Sunflower



chartered surveyors
and property consultants



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

Shop/Office Premises (with A2 use) - To Let/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 & small kitchenette.	
Internal frontage -	15 ft 6" (4.7 m)
Max depth -	26 ft 11" (8.2 m)

Tenure

Either a new lease is available – terms by arrangement, 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

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COMMERCIAL

Contact Rupert Farrant
or Josh Olney on

01892 552 500

rupert@durlings.co.uk
Joshua.olney@durlings.co.uk
www.durlings.co.uk

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



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