



durlings

chartered surveyors
and property consultants

5 Nevill Street • Tunbridge Wells • Kent TN2 5RU

Shop - To Let - 245 sq ft (22.76 sq m)

Location

Tunbridge Wells is an affluent and historic spa town located approximately 38 miles south east of central London with a resident population of over 100,000 people.

The town is situated on the A26 which links via the A21 dual carriageway with junction 5 of the M25 motorway. There is a frequent train service to Charing Cross, London Bridge, Waterloo Easty and Cannon Street, London (average journey time approx. 50 minutes).

This property is located at the southern end of the town, in a Victorian retail parade, and picks up the pedestrian flow to The Pantiles, and Chapel Place, whilst directly fronting the A267. The property is just around the corner from to the new One Warwick Park hotel,

Description

A small open plan lock up shop unit with single WC and small tea point.

Floor Area

There is a total floor area of approximately 245 sq ft, with a depth of at least 5 metres and an average width of around 4.5 metres.

Tenure

Leasehold

Rent

£8500 per annum, exclusive of all other outgoings

Terms

New lease terms by arrangement

Business Rates

To be assessed.

We anticipate that Small Business Rates Relief will apply.

Service Charge

To be advised.

Legal Costs

Each party to be responsible for their own legal fees.

Viewings

By appointment.

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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- (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.

Subject to contract, references and a security deposit

Details prepared – 04/07/17



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COMMERCIAL

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