



durlings

chartered surveyors
and property consultants



1-3 Lime Hill Road • Tunbridge Wells • Kent TN1 1LJ
Self-Contained 1st Floor Offices - To Let - 643 sq ft (60 sq m)



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COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent TN11 1ED



Details Prepared - 16th August 2017

Location

Situated in a town centre position close to the main entrance of The Royal Victoria Place Shopping Mall and the clock at Five Ways.

There is therefore immediate access to a wide range of retail and leisure facilities.

The town's main line train station is in walking distance at the end of Mount Pleasant Road, which is an extension to Grosvenor Road.

There are ample parking facilities, virtually opposite these offices, in The RVP multi-storey car parks.

Description

A suite of offices comprising the entire first floor, being self-contained with a street level entrance and small ground floor retail / store area.

There is a reception hall / office area, 3 further offices, ladies & gents WC and a separate kitchen. There is a loft area for storage (not measured)

The offices are carpeted and there is gas fired central heating.

Floor Areas

Ground:

1. Store -	2.62 sq m	(28 sq ft)
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First:

1. Reception Area -	11.07 sq m	(119 sq ft)
2. Office 1 -	13.63 sq m	(147 sq ft)
3. Kitchen -	3.65 sq m	(39 sq ft)
4. Office 2 -	15.18 sq m	(163 sq ft)
5. Office 3 -	16.23 sq m	(175 sq ft)
6. WCs -	not measured	

Total 59.76 sq m (643 sq ft)

The above areas are calculated on a net internal basis.

Tenure

Leasehold

Rent

£11,500 per annum, exclusive of all other outgoings.

There is no VAT applicable on the rent.

Terms

New lease terms by arrangement.

Occupation available from December 2017.

Service Charge

The tenant will have a proportional liability for the repair & maintenance of the building, equivalent to 32.8%. The same proportion will also be due for the building insurance, water rates, etc. An on account capped sum of £1000 will be due on a quarterly basis.

Business Rates

The rateable value is £6700. Small Business Rates relief will apply, with a nil charge - subject to certain qualifying factors. Interested parties should check this directly with Tunbridge Wells Borough Council - 01892 526121

Legal Costs

Each party to be responsible for their own costs. An abortive fee undertaking shall be required for the landlord's legal fees.

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 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 & lease

Subject to satisfactory accounts & references