



durlings

chartered surveyors  
and property consultants



53 Grosvenor Road • Tunbridge Wells • Kent • TN1 2AY

**Shop Premises - To Let – 940 sq ft (87.33 sq m)**

## Location

Grosvenor Road is a town centre location close by to the Royal Victoria Place Shopping Mall, with its attached large multi storey car parks.

Grosvenor Road is one of the main arterial routes into the town centre. This location is made up of a wide variety of local traders, with A Tescos situated on the corner with Hanover Road.

## Description

This property is in a period parade of similar buildings, which runs down to the junction with Upper Grosvenor Road. The property comprises a ground floor retail area, rear store/kitchen and basement. There is rear access to the property via the side alley.

## Floor Areas

We have calculated the following on a net internal basis:

Retail Area –	429 sq ft (39.89 sq m2)
Rear Store/Kitchen –	115 sq ft (10.69 sq m2)
Basement –	396 sq ft (36.75 m2)
Total -	<b>940 sq ft (87.33 m2)</b>

## Terms

A new lease is available by arrangement.

## Rent

**£12,500 per annum**, exclusive of all other outgoings.

## Business Rates

The rateable value is £8,900.

Small Business Rates Relief may be available, subject to qualifying factors.

Interested parties are advised to contact Tunbridge Wells Borough Council to establish the amount payable for the year – 01892 526121.

## Legal Costs

Each party to be responsible for their own costs.

## Viewings

Internal viewings to be arranged through the agent's office –

**01892 552500** or [info@durlings.co.uk](mailto:info@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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(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 accounts and references.**

**A rent deposit will be required.**

Details prepared – 23/10/2017



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**COMMERCIAL**

Contact Josh Olney  
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