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**Shop - To Let – 502 sq ft (46.64 sq m) plus basement**





**chartered surveyors  
and property consultants**

**COMMERCIAL**

**Contact Rupert Farrant  
or Julie Chalmers on**

**01892 552 500**

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



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## Location

A prominent main road position on the A26 in the centre of Southborough, approximately 3 miles from both Tonbridge and Tunbridge Wells.

## Description

An end of terrace Victorian building occupying a prominent main road position.

## Floor Areas

### Ground:

Front Sales –	267 sq ft (24.84 sq m)
Rear Sales –	152 sq ft (14.16 sq m)
Rear Store –	83 sq ft (7.79 sq m)
Kitchen 7 WC –	not measured
Basement –	494 sq ft (45.93 sq m)
<b>Total -</b>	<b>996 sq ft (93 sq m)</b>

## Rent

**£11,000 pax.**

## Terms

New lease by arrangement.

## Service Charge

On application.

## Business Rates

Rateable Value is £8300. Small Business Rates Relief available with nil payment, subject to qualifying factors.

## Legal Costs

Each party to be responsible for their own costs.

## Viewings

By appointment through the sole agent's offices.

## Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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**Subject to accounts, references and proof of finance.**

**A security deposit will be required.**

07.12.17