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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

**rupert@durlings.co.uk
Julie.chalmers@durlings.co.uk
www.durlings.co.uk**

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)
Total -	996 sq ft (93 sq m)

Rent

£10,000 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:

- (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;
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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, references and proof of finance.

A security deposit will be required.

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