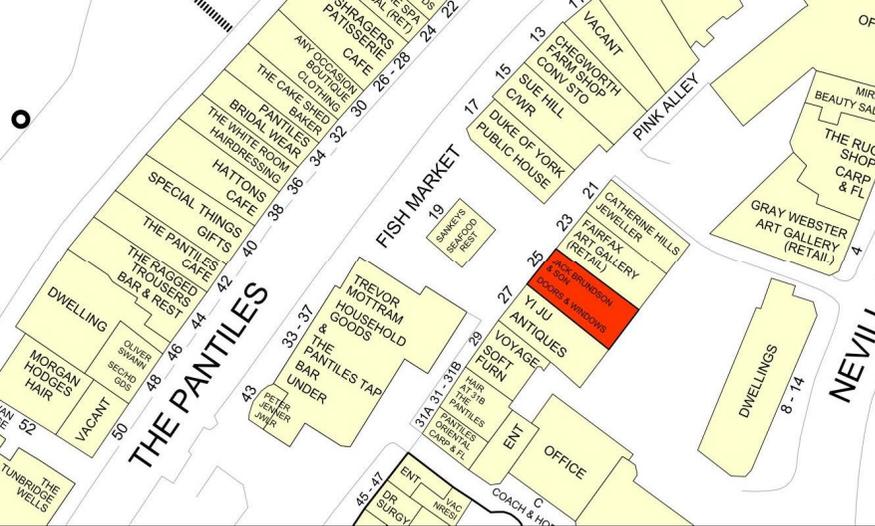




chartered surveyors
and property consultants



25 The Pantiles • Tunbridge Wells • Kent TN2 5TD – Shop – To Let – 747 sq ft (69.4 sq m)



chartered surveyors
and property consultants

COMMERCIAL

Contact Julie Chalmers on
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22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



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Location

Retail premises in a Grade II listed parade in the heart of The Pantiles. This property is close to the entrance to The Corn Exchange and Sankey's Seafood Bar/ Restaurant, along with a wide range of independent traders.

Description

The ground floor comprises an open sales area. To the rear of the ground is an integral staircase leading to a large basement area with a WC. There is rear access from the basement for loading.

Floor Areas

	sq ft	(sq m)
Ground -	395	(36.7)
Basement -	352	(32.7)

Tenure

Leasehold

Rent

£12,000 per annum exclusive of all other outgoings

Terms

Assignment of the existing lease which expires on 25th April 2021.

There is a rent review due 25th April 2019, to an open market level, or in line with RPI, whichever is the greater amount.

A rent deposit equivalent to 6 months' shall be required.

Business Rates

The Rateable Value is £9300. Subject to certain qualifying factors Small Business Rates Relief may apply, and particular instances a nil liability will apply. Further details available from Tunbridge Wells Borough Council – 01892 526121

Service Charge & Insurance

Currently £788 per annum for service charge, and £237.86 pa for building insurance.

Legal Costs

Each party to be responsible for their own although a contribution to the landlord's costs shall be required.

Viewing Arrangements

Strictly by appointment and accompanied through agent's office.



Subject to landlord's consent
Subject to accounts & references

Details prepared – 01.02.18