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44 Grosvenor Road • Tunbridge Wells • Kent TN1 2AS – Shop (A2) & Offices - To Let - 1037 sq ft (96.34 sq m)



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COMMERCIAL

Location

Grosvenor Road is in a town centre position 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 and specialist traders.

Description

This property is in a parade of period buildings, which runs down to the junction with Upper Grosvenor Road. The property comprises an open plan ground floor retail area with an integral staircase down to a basement.

From the shop there are also stairs leading to two upper floors, with each floor broadly comprising a front and rear office. There are two separate WCs on the first floor and a small kitchen.

The premises are pending internal refurbishment, although a rent free incentive is available to a tenant who is prepared to carry out the works – further details on application.

The property has A2 consent.

Floor Areas

<u>Ground Floor</u> –	
Front Sales area –	327 sq ft (30.35 sq m)
Rear ancillary store/office –	32 sq ft (3.00 sq m)
<u>Basement</u> –	
	139 sq ft (12.94 sq m)
<u>First Floor</u> –	
Front Office –	180 sq ft (16.78 sq m)
Rear Office –	60 sq ft (5.56 sq m)
2 separate WCs –	not measured
Kitchenette –	not measured
<u>Second Floor</u> –	
Front Office –	196 sq ft (18.19 sq m)
Rear Office –	103 sq ft (9.56 sq m)
Total Floor Area -	1037 sq ft (96.34 sq m)

Tenure

Leasehold

Rent

£13,750 per annum, exclusive of all other outgoings.

Terms

A new lease on full repairing and insuring terms is available by arrangement.

Business Rates

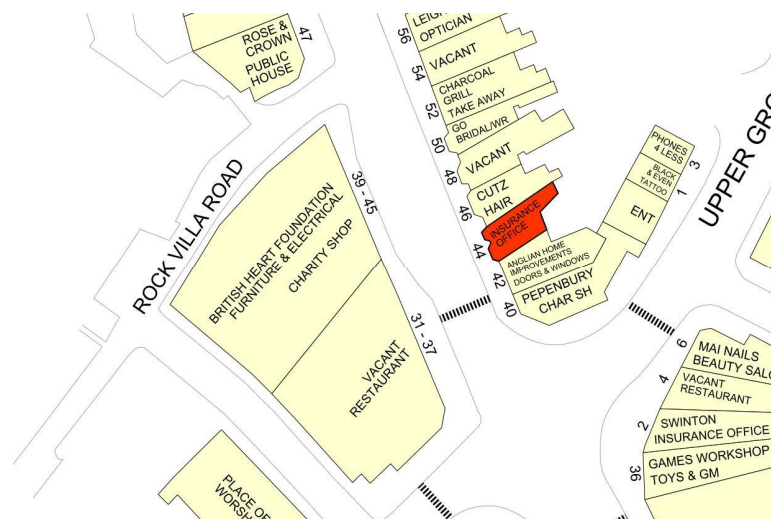
The property has a Rateable Value of £10,250. Small Business Rates Relief may apply, attracting a nil payment, subject to certain qualifying conditions.

Interested parties are advised to contact Tunbridge Wells Borough Council directly – 01892 526121

Viewings

By appointment and accompanied through the sole letting agent's office.

Details prepared – 01.02.18



Contact Julie Chalmers on
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Subject to accounts & references
A rent deposit will be required