



durlings

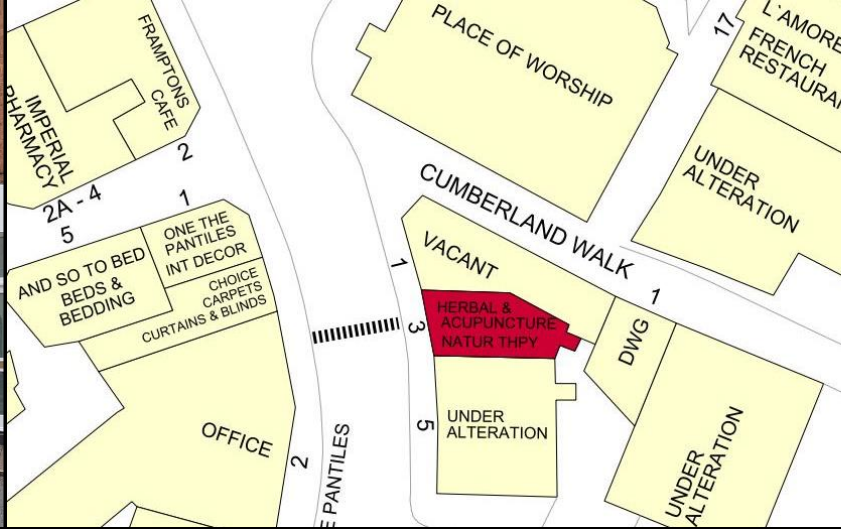
chartered surveyors  
and property consultants

Tel: 01892 544411

5B  
5A

3 Nevill Street • Tunbridge Wells • Kent TN2 5RU

**Shop To Let - 618 sq ft** (57.41 sq m)



**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



**RICS**

The mark of  
property professionalism worldwide

### Location

Tunbridge Wells is an affluent and historic spa town located approximately 38 miles south east of central London with a resident population of over 100,000 people. The town is situated on the A26 which links via the A21 dual carriageway with junction 5 of the M25 motorway. There is a frequent train service to Charing Cross, London Bridge, Waterloo East and Cannon Street, London (average journey time approx. 50 minutes). This shop is located at the southern end of the town, in a Victorian retail parade, and picks up the pedestrian flow to The Pantiles, and Chapel Place, whilst directly fronting the A267. The property is just around the corner from the new One Warwick Park hotel,

### Description

An open plan retail area, together with a lower ground floor and mezzanine level, with single WC. The shop is currently undergoing refurbishment. A brief description of the works is available on request.

### Floor Areas

<u>Ground Floor</u> –	
Sales area –	262 sq ft (24.3 sq m)
<u>Lower Ground</u> –	
Stores –	158 sq ft (14.7 sq m)
<u>Mezzanine Floor</u> –	
Stores –	198 sq ft (18.4 sq m)
<b>Total Floor Area -</b>	<b>618 sq ft (57.4 sq m)</b>

### Tenure

Leasehold

### Rent

**£12,000 per annum**, exclusive of all other outgoings

### Terms

New lease terms by arrangement

### Business Rates

The rateable value is £8700.

We anticipate that Small Business Rates Relief will apply, subject to qualifying factors.

Interested parties are asked to verify this directly with Tunbridge Wells Borough Council – 01892 526121

### Service Charge

To be advised.

### Legal Costs

Each party to be responsible for their own legal fees.

### Viewings

By appointment.

### 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.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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 contract, references and a security deposit**

Details prepared – 14/02/18