



13 The Pantiles • Tunbridge Wells • Kent TN2 5TD
Shop Lease Available



chartered surveyors
and property consultants

COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent
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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 other multiple and independent traders.

Description

The ground floor comprises a double fronted shop with an open sales area. There is a separate lower ground floor storage area, accessed from the rear.

Floor Areas

	sq ft	(sq m)
Ground Sales -	1255	(116.63)
Basement Storage -	502	(46.62)
Basement Kitchen -	89	(8.25)
Total	1846	(171.50)

Tenure

Leasehold

Rent

£40,000 per annum exclusive of all other outgoings

Terms

Assignment of the existing lease.

The current lease is for a term of 10 years from 30th April 2016.

The lease is subject to an upward only rent review on 30th April 2021.

Note: The existing fixtures, fittings and equipment may be available by separate negotiation.

Business Rates

The Rateable Value is £29,000

Further details on the amount payable is available from Tunbridge Wells Borough Council – 01892 526121

Service Charge & Insurance

There is a service and estate charge for The Pantiles. Details on application.

Legal Costs

The ingoing tenant will be responsible for the existing tenant's and the landlord's reasonable legal costs.

Viewing Arrangements

Strictly by appointment and accompanied through sole agent's office.

Subject to landlord's consent

Subject to accounts & references

Important Note:

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Details prepared 19.04.18