



chartered surveyors  
and property consultants

**40 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB**  
**Retail Premises - To Let - 756 sq ft (70.23 sq m)**



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and property consultants**

## COMMERCIAL

Contact Rupert Farrant  
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22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



**RICS**

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### Location

Situated at the southern end of Mount Pleasant Road and close to the main line train station. Other nearby occupiers include Russell & Bromley, Carluccio's and Sainsbury Local.

### Description

Lock up shop premises comprising split level sales area, store, rear courtyard, and ancillary areas, along with a WC and kitchenette.

### Floor Areas

Internal frontage – 9'9"  
Front Sales – depth – 25'6"  
Rear Sales – dimensions – 23'10" x 15'2"  
Rear Store – dimension – 10'4" x 8'  
Office / Store Room – 11'10" x 11'5"  
Kitchenette & WC – not measured  
Overall Floor Area – **756 sq ft** (70.23 sq m)

### Rent

Guide Rent - **£28,000 per annum**, exclusive of all other outgoings.  
The rent is to be paid quarterly in advance.

### Terms

A new lease is available, on an effective full repairing and insuring basis via a landlord's service charge.  
The lease is contracted outside the Landlord & Tenant Act 1954 part II.

### Business Rates

Rateable Value of £20,500 – Interested parties should check the amount payable directly with Tunbridge Wells Borough Council – 01892 526121

### Service Charge

On application

### Viewing

By appointment through this office.

**\*\* Subject to accounts & references – A rent deposit will be required. \*\***

