



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)

***1st year rent reduction incentive**

***Reduced business rates available**

***Details on application**



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COMMERCIAL

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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 - **£24,000 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. ****

