



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

<sup>\*1</sup>st year rent reduction incentive

<sup>\*</sup>Reduced business rates available

<sup>\*</sup>Details on application





chartered surveyors and property consultants

# 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.

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

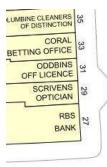
# Service Charae

On application

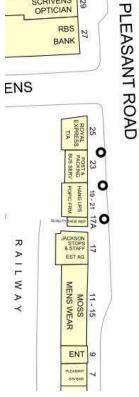
# Viewing

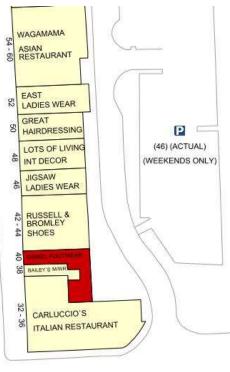
By appointment through this office.

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



MOUNT







# **COMMERCIAL**

**Contact Rupert Farrant** or Julie Chalmers on

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