



1-2 Sussex Mews • Lower Pantiles • Tunbridge Wells • Kent • TN2 5QJ

**Workshop / Studio To Let – 475 sq ft**





**chartered surveyors  
and property consultants**

## Location

Conveniently situated in the heart of The Pantiles.

Sussex Mews is a pedestrian only area linking the Lower Pantiles, Nevill Street, and Linden Park

The property is close to The Common and within ¼ mile from the main line train station, with regular services to London, and a typical journey time of 50 minutes.

## Description

The premises are pending refurbishment. They are single storey and comprise two open plan areas with vaulted ceilings incorporating sky lights. There is a WC and kitchen at the rear of the ground floor area. There are ceiling hung lighting cassettes and ceiling fans.

## Floor Area

**475 sq ft**

## Tenure

Leasehold

## Rent

£9,700 per annum, exclusive of all other outgoings

## Terms

New lease by arrangement.

## Business Rates

The premises are described as Workshop & Premises with a Rateable Value of £5,800.

Small business rates relief may apply, subject to qualifying conditions.

## Service Charge

Details on application.

## Legal Costs

Each party to be responsible for their own costs.

## Viewings

By appointment and accompanied.

## Important Note

Property Misdescriptions Act:

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(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;

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these may be mentioned in the particulars, they have not been tested by the Agents. (v) Whilst we endeavour 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 accounts and references**
- **A rent deposit will be required**

Details prepared. 01/09/18

## COMMERCIAL

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