



52 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB

Retail Building - To Let – 2950 sq ft (274.21 sq m)



**chartered surveyors
and property consultants**

Location

Situated in the middle of Mount Pleasant Road and close to the main line train station. Other nearby occupiers include TSB Bank, Wagamama, Russell & Bromley, and Sainsbury Local.

Description

The ground floor is fitted out as an open plan sales area with fitting rooms located on the first floor. There is also a basement area (not inspected). There is a separate access from the rear, Mount Pleasant Avenue, with both self contained and integral access to the upper floors.

Floor Areas

Ground –	1038 sq ft (96.43 sq m)
First –	641 sq ft (59.59 sq m)
Second -	632 sq ft (58.80 sq m)
Third -	639 sq ft (59.39 sq m)
Basement –	not measured.

Tenure

Leasehold

Rent

£57,500 + VAT per annum exclusive of all other outgoings.

Terms

A new lease on full repairing and insuring terms is available by arrangement.

Business Rates

Rateable Value - £50,500.

Interested parties should contact TWBC direct for details of rates payable.

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

Viewings

By appointment through:

Joint Agents - **Durlings** – **01892 552500** – Rupert Farrant - rupert@durlings.co.uk
or Joint Sole Agents **JLL** – **0207 087 5218** - Richard Yendle -
Richard.Yendle@eu.jll.com

Important Note:

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- (v) whilst we endeavor 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.

Details Prepared : 11.11.20

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on

01892 552 500

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