



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

Shop & 1st Floor - To Let – 1679 sq ft (156.02 sq m) - may consider letting the whole building



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, Carluccio's 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 self contained and integral access to the upper floors.

Floor Areas

Ground – 1038 sq ft (96.43 sq m)
Overall sales area – 1038 sq ft (96.43 sq m)
First – 641 sq ft (59.59 sq m)
Basement – not measured.
(Details of the floor areas for 2nd & 3rd floors are available on request)

Tenure

Leasehold

Rent

£57,500 + VAT per annum (Shop and 1st Flr), exclusive of all other outgoings.

Terms

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

Business Rates

To be reassessed.

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

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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.

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

Revised : 22.10.18

COMMERCIAL

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