



chartered surveyors  
and property consultants



97-101 High Street • Tonbridge • Kent TN9 1DR

**Retail/ Showroom premises - To Let - 1750 sq ft (1162.58 sq m)**





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### Location

Tonbridge is a principal Kent town some 35 miles south east of London and located just to the east of the A21 (T), approximately 3 miles to the north east of Tunbridge Wells and around 10 miles south of junction 5 of the M25.

At the end of the High Street there is mainline station providing a fast and frequent service to London with a typical journey time of 40 minutes.

This showroom is prominently situated on the High Street with a return frontage into Lyons Crescent, and opposite Tonbridge Castle. Other nearby occupiers include Pizza Express, HSBC and Barclays Bank.

### Description

A former kitchen and bathroom showroom premises. Principally open plan, with a rear preparation area, kitchen and WC.

### Floor Areas

Gross Frontage - 14.63 m (48 ft 0 ins)

Return Frontage - 4.42 m (14 ft 6 ins)

Ground Floor - 162.58 sq m (1,750 sq ft)

Kitchen/Staff - 3.90 sq m (42 sq ft)

WC Facilities

1 car parking space

\*Interested parties are advised to check these floor areas directly on site.

### Tenure

Leasehold

### Rent

£28,500 per annum, exclusive of all other outgoings.

### Terms

New lease by arrangement.

### Business Rates

Current Rateable Value £40,000 Rate in the £ (2019/20) 49.1p

Prospective occupiers should make their own enquiries to verify this information.

### Service Charge

On application

#### Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (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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- (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 contract & lease

Subject to receipt of satisfactory references & accounts

Details prepared – 22.08.19

## COMMERCIAL

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Disclaimer Description