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84-86 Grosvenor Road • Tunbridge Wells • Kent TN1 1AS

**Restaurant / Bar Premises - To Let**

Ground 1330 sq ft & Kitchens / Stores – 1003 sq ft.





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## Location

This property is situated on Grosvenor Road, on the corner with Grosvenor Walk, in a central position close to the Royal Victoria Place Shopping Mall. Grosvenor Road is largely made up of specialist traders. There is a Creams outlet situated further down the road, and a Tesco beyond. Grosvenor Road links directly to the main retail district, where there is a wide range of leisure and retail facilities close at hand. This property is within easy walking distance of Tunbridge Wells main line station, with a regular service to London Bridge, Waterloo East, Cannon Street, and Charing Cross.

## Description

The premises are a double fronted unit comprising the entire ground floor of the building and being open plan. There is an additional area fronting Grosvenor Walk, with a separate access. There is a small, decked terrace area fronting Grosvenor Road.

There are excellent WC provisions to the rear of the principal area, including ladies, gents, and a disabled compliant facility.

The basement comprises well fitted kitchens, cold store, and an office.

## Floor Areas

Main Restaurant / Bar area -	1083 sq ft (100.65 sq m)
Rear / Side Lounge area -	248 sq ft (23.04 sq m)
Basement - Kitchen / Cold Stores / Office -	1003 sq ft (93.20 sq m)

## Tenure

Leasehold

## Rent

**£29,500 per annum**, exclusive of all other outgoings

## Terms

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

## Business Rates

The Rateable Value is £24,000 – Interested parties are advised to check with Tunbridge Wells Borough Council on the rates payable for the year – 01892 526121

## Viewing Arrangements

By appointment and accompanied.



## COMMERCIAL

**Contact Rupert Farrant  
or Julie Chalmers on**

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**Subject to contract – Accounts and references to be provided – A rent  
deposit will be required**

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