



48-50 Monson Road (former Patisserie Valerie) • Tunbridge Wells • Kent TN1 1LU

**Retail / Café Premises (Class E) - To Let - 1925 sq ft**



**chartered surveyors  
and property consultants**

## LOCATION

Royal Tunbridge Wells is an affluent town located in West Kent, some 35 miles south east of central London.

The property is situated on Monson Road close to its junction with Mount Pleasant Road and is regarded as being a natural link between Mount Pleasant Road and the prime retail area of Calverley Road and the Royal Victoria Place Shopping Centre.

## DESCRIPTION

The property is Grade II listed and is arranged on ground, basement, and mezzanine floors.

The ground, basement and mezzanine were previously trading as Patisserie Valerie and adjacent to Johnsons Dry Cleaners whilst being close to Prezzo, Cotswold and HSBC. The new Amelia Scott Cultural Hub is currently under construction, being directly opposite this property.

## FLOOR AREAS

The premises have been measured in accordance with the RICS code of Measuring practice and provides the following approximate net internal floor areas –

Gross Frontage	10.65 m	34/9
Shop Depth	9.30 m	30/5
Ground Floor	82.99 sq m	893 sq ft
Basement	78.71 sq m	847 sq ft
Mezzanine	17.19 sq m	185 sq ft

## TENURE

The premises are available by way of a new lease for a term to be agreed.

## RENT

Upon application.  
The rent will not attract VAT.

## RATEABLE VALUE

The premises have a Rateable Value of £40,500.

Please note that this property may be subject to a business rates holiday for 2020/21. Interested parties are advised to make their own enquiries.

## PLANNING

E class

## EPC

Available upon request.

## VIEWING ARRANGEMENTS

Strictly by appointment through the joint - sole agent's offices.

Julie Chalmers or Rupert Farrant

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