



durlings

chartered surveyors
and property consultants

Former Royal Bank of Scotland • 27 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1PN

Class E Uses - To Let - 1755 sq ft (163 sq m)

Location

The subject property is situated in the affluent town of Tunbridge Wells in north-west Kent. Tunbridge Wells is approximately 5 miles to the south of the country town of Tonbridge, 18 miles south-west of Maidstone and 23 miles east of Crawley.

Mount Pleasant Road is the principal retail district, leading from the Royal Victoria Place Shopping Mall, through to the old High Street, The town's main line train station is within moments walk being around 100 metres distant.

Recent lettings on Mount Pleasant Road include **Jigsaw** (50), **Bubba & Me** (60), **Closs & Hamblin** (64), **Bocca Social** (36), and **Wagamama** are extending into no. 52.

Other occupiers on the road include **Russell & Bromley**, **Lloyds Bank**, **Bang & Olufsen**, **Jones Bootmaker** and **JoJo Maman Bebe**.

Description

The property is an end of terraced single storey building with a return frontage onto Lonsdale Gardens, which is a predominately professional office district. The property is arranged entirely over ground floor comprising the following approximate overall area measured on a net internal basis:

1755 sq ft (163 sq m)

Terms

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

Rent

Guide rent - £60,000 per annum exclusive of all other outgoings.

We understand the rent will **not** attract VAT.

Business Rates

Rateable value is £67,000

Viewing Arrangements

By appointment.

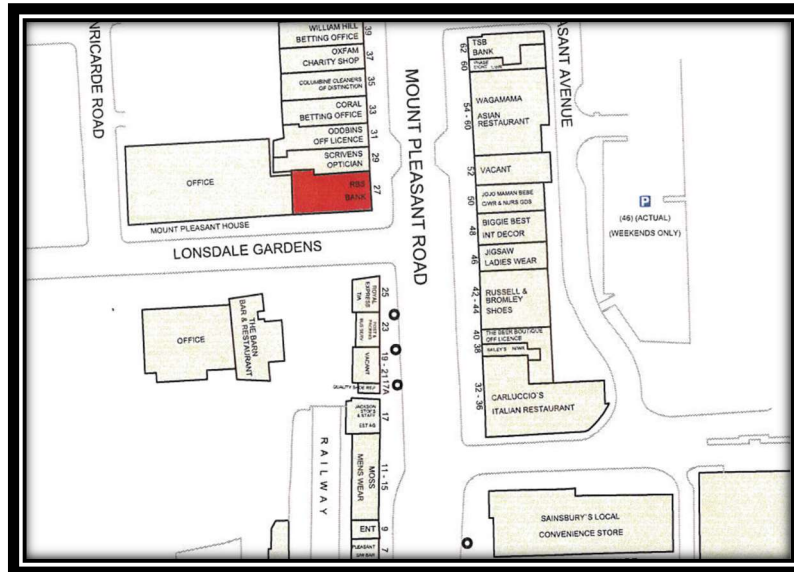
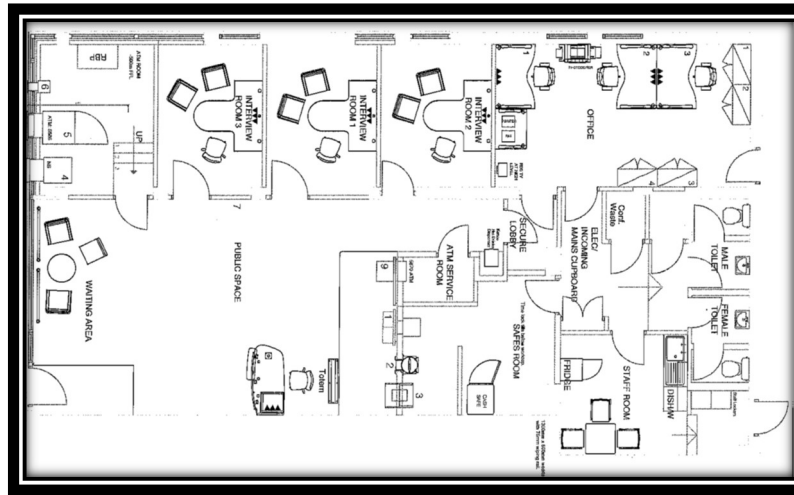
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Subject to contract

Subject to accounts & references



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