

38-40 Monson Road • Tunbridge Wells • Kent TN1 1LU
Lock Shop – To Let – Class E Use
Ground – 840 sq ft
Basement – 550 sq ft



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Blue 18 p.m.



Location

Situated in a town centre position, on a busy thoroughfare linking Mount Pleasant Road through to Calverley Road and The Royal Victoria Place Shopping Mall.

The premises are part of an attractive Grade II listed parade of shops. Other occupiers include, Blacks Outdoor, Johnsons Dry Cleaners, Rymans, and Cook.

The new Amelia Scott Cultural Hub is currently under construction which is directly opposite this shop

Description

A recently refurbished ground floor shop with integral access to a useful basement area.

The premises have the following approximate floor areas.

Floor Areas

Ground floor – overall – **840 sq ft** (78.04 sq m)

Basement - **550 sq ft** (51.10 sq m)

Interested parties should verify these areas directly.

Tenure

Leasehold

Rent

£24,000 per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

The rateable value is £24,250. Interested parties are advised to confirm the annual amount payable directly with Tunbridge Wells Borough Council – 01892 526121.

Service Charge

Details on application.

Legal Costs

Each party to be ultimately responsible for their own costs.

Viewing

Strictly by appointment only through the sole agent's office – **Durlings** - **01892 552500** / office@durlings.co.uk

Important Note

Subject to accounts, references, and proof of funds.

A rent deposit will be required.



**chartered surveyors
and property consultants**

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500

rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk



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