

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





## 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, Ryman's, and Cook.

The new Amelia Scott Cultural Hub 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 + VAT 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](mailto: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**

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