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Chartered surveyors  
and property consultants

60 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1QT

**Retail / Class E Building - To Let - 2099 sq ft (195.02 sq m)**





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and property consultants**

**COMMERCIAL**

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### **Location**

Situated in the middle of Mount Pleasant Road and close to the main line train station. Other nearby occupiers include TSB Bank, Wagamama, Russell & Bromley, and Sainsbury Local.

### **Description**

The ground floor is fitted out as an open plan sales area with fitting rooms to the rear.

The 1<sup>st</sup> is used as a stock room, where there is a kitchen and WC.

There is also a basement area used for shop storage.

There is a separate access from the rear, Mount Pleasant Avenue, to a rear stairwell providing self-contained access to each floor.

### **Floor Areas**

<u>Ground</u> - Overall sales area –	943 sq ft (87.57 sq m)
<u>Basement</u> - Stores -	436 sq ft (40.53 sq m)
<u>1<sup>st</sup> Floor</u> - Stock room	720 sq ft (66.92 sq m)
<b>Total</b>	<b>2099 sq ft (195.02 sq m)</b>

### **Rent**

**£45,000 + VAT per annum**, exclusive of all other outgoings.

### **Terms**

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

### **Business Rates**

Currently assessed as follows:

Shop, basement, and 1st floor – RV -£48,750

Interested parties should contact TWBC direct for details of rates payable.

### **Viewings**

Strictly by appointment.

**Subject to accounts & references. A rent deposit will be required.**