



chartered surveyors
and property consultants



Unit 2 • Block B • Blossom Bank • Cannon Lane • Tonbridge • Kent TN9 1FT

Retail / Commercial Premises - 684 sq ft (63.5 sq m)



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and property consultants**

COMMERCIAL

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Location

A very prominently situated commercial unit directly fronting Cannon Lane (A26), the main arterial road running through the town's commercial and industrial areas just to the east of the town centre. The premises are next door to a Subway outlet and adjacent to the Tonbridge Retail Park, whose occupiers include M&S Foodstore, Halfords, Home Bargains, Carpetright, Costa and Jollys Pet store. On the opposite side of Cannon Lane there is a relatively new McDonalds restaurant drive thru. Aldi and a B&M outlet are also close by. The town enjoys excellent communications with the A21(T) – 1.5 miles distant, providing a dual-carriageway link to Junction 5 of the M25 around a further 12 miles to the north. There is a direct train service to central London stations from Tonbridge Station, around 0.5 miles away.

Description

The unit comprises a lock-up retail unit having previously been used as a hairdressing salon. There are demountable partitions forming sperate areas. There is a disabled compliant WC. There are steps up to a front terrace as well as a disabled compliant access ramp. The premises are suitable for a wide range of uses within Class E – including retail, offices, professional services, restaurant, and medical uses. Pubs, nightclubs, and takeaways are prohibited.

Floor Areas

Approximate areas and dimensions:

Internal frontage: **21 6'** 6.55m

Max depth: **41 7'** 12.68m

Gross internal area: **684 sq ft** 63.5 sq m

There is also a separately accessed storeroom / bin store to rear of approximately **75 sq ft** (6.93 sq m)

Two spaces are allocated to the unit in the car park immediately behind the building.

Rent

£13,000 per annum, exclusive of all other outgoings. The rent will be subject to VAT.

Terms

New lease terms are available by arrangement.

Business Rates

From the VOA website the unit has an RV of £10,750.

Service Charge

On application.

Viewing Arrangements

Strictly by appointment and accompanied through the sole agent's offices
–Durlings – **01892 552500**

