



chartered surveyors  
and property consultants



6 London Road • Tunbridge Wells • Kent TN1 1DQ

**Newly Refurbished Shop - To Let - 265 sq ft (24.62 sq m)**





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### Location

The northwest Kent town of Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the southeast.

No.89 High Street is prominently situated at the southern end of the High Street, close to The Pantiles, Chapel Place and opposite The Common. There is a wealth of leisure and shopping facilities close at hand.

The main line train station is close by, accessed via Vale Road. There are good road communications with the subject property being located on the A26, with A21 (T) being accessed via Pembury Road, approximately 2.5 miles distant.

### Description

A newly converted and refurbished lock up retail unit. Open plan sales area with a separate WC to the rear. Good floor to ceiling height and shop front. Direct frontage to London Road (A26). The upper parts have recently been converted from office to apartments.

### Floor Area

Sales Area – **265 sq ft** (24.62 sq m)

### Rent

**£11,000 per annum**, exclusive of all other outgoings. The Rent will not attract VAT.

### Terms

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

### Business Rates

To be assessed. It is expected Small Business Rates Relief will apply – subject to qualifying factors.

### Service Charge

On application.

### Viewing Arrangements

By appointment and accompanied.

### Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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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 accounts and references. A rent deposit shall be required.**

## COMMERCIAL

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