



chartered surveyors
and property consultants



70 High Brooms Road • High Brooms • Tunbridge Wells • Kent TN4 9BN
Convenience Store - To Let - 1274 sq ft.

Location

A neighborhood retail premises, situated in the High Brooms district, to the north of the town centre and adjoining the principal industrial / trading estates of High Brooms and North Farms. This is a predominately high-density residential area, with a few other local traders close by. High Brooms main line train station is a 5-minute walk (0.2 miles distant).

Description

An open plan retail premises together with an integral rear storeroom. Formerly operated by McColl's as a convenience store with post office counter. There is a self-contained maisonette above, which may be available by separate negotiation if required. This flat comprises 3 rooms, kitchen and a bathroom, together with a rear garden.

Floor Areas

<u>Shop area:</u>	<u>sq m</u>	<u>sq ft</u>
Left hand side	35.95	387
Right hand side	50.40	543
<u>Rear storeroom:</u>	<u>32.00</u>	<u>344</u>
		1274*

*These areas are subject to remeasuring after the premises have been stripped out

Terms

A new lease, on effective full repairing and insuring terms, is available on the shop, or entire property, by arrangement.

Rent

Shop - **£15,000 per annum** exclusive of all other outgoings.
Shop & Maisonette – **On application.**

Business Rates

The current rateable value is £17,750.
The proposed valuation from 1st April 2023 is £18,000.
Interested parties are advised to contact Tunbridge Wells Borough Council to establish the amount payable – 01892 526121

Viewing Arrangements

Strictly by appointment and accompanied.

Interested parties should not visit the property without an appointment as the existing tenant continues to trade from the premises.

T – **01892 552500**

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Subject to:

- **Availability**
- **Contract**
- **Accounts**
- **References**
- **Rent Deposit**



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COMMERCIAL

**Contact Rupert Farrant
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