



chartered surveyors
and property consultants

****Due to Relocation****

17 Mount Pleasant Road

Tunbridge Wells

Kent TN1 1NT

Retail / Class E Building

****Short term lease till
August 2025 available****

Rent on application



chartered surveyors
and property consultants

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent
TN1 1ED



Location

This property is situated in the affluent town of Tunbridge Wells in north-west Kent, approximately 35 miles south of central London. Tunbridge Wells is approximately 5 miles to the south of Tonbridge; 17.5 miles south-west of Maidstone and 23 miles east of Crawley.

Mount Pleasant Road is the principal retail district, leading from the Royal Victoria Place Shopping Mall, through to the old High Street.

The town's main line train station is within moments' walk being around 100 metres distant.

This building is next door to **Moss Bros**. Other established occupiers on this road include **Wagamama**, **Russell & Bromley**, **Lloyds Bank**, and **Jones Bootmaker**. Recent openings include - **Bubba & Me** (60), **Closs & Hamblin** (64), **Bocca Social**, and **Wagamama** have extended into no. 52.

Black Sheep Coffee have leased 27 with their fit out pending.

Description

The property comprises a self-contained building, arranged over ground, lower ground, and first floor.

The ground floor is open plan and has air conditioning.

There is a staircase leading to the lower ground floor, which comprises a kitchen, ladies and gents WC's, and a store room.

The first floor comprises three offices.

Floor Areas

Ground floor – 585 sq ft

Internal frontage – 24.28 ft

Maximum depth – 23.69 ft

First Floor – 490 sq ft

Lower Ground Floor – 267 sq ft

Tenure

The existing lease expires on 5th August 2025.

Rent

On application – exclusive of all other outgoing. The rent is subject to VAT.

Terms

Assignment of the existing lease due to tenant relocation, or a sublease of the whole considered.

Business Rates

The rateable value will be £19,000, effective from 1st April 2023.

Interested parties are advised to check to amount payable directly with Tunbridge Wells Borough Council – 01892 52612.

Viewing Arrangements

Strictly by appointment through the letting agent's office, as the property is occupied.

Disclaimer

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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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 contract, accounts & references

