

durlings

chartered surveyors
and property consultants



7 & 8 Sussex Mews • Lower Pantiles • Tunbridge Wells • Kent TN2 5QJ

Studio / Craft Workshop - To Let - 725 sq ft.



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Location

Conveniently situated in the heart of The Pantiles. Sussex Mews is a pedestrian only area linking the Lower Pantiles, Nevill Street, and Linden Park. The property is close to The Common and within ¼ mile from the main line train station, with regular services to London, and a typical journey time of 50 minutes.

Description

A single storey studio / craft workshop unit. The premises comprise a principal studio area, leading through to a showroom and rear office. There are vaulted ceilings with velux roof lights. There are communal WCs, outside and next to the premises.

Floor Area

Gross internal Area - **725 sq ft** (67.41 sq m)

Tenure

Leasehold

Rent

£12,000 per annum, exclusive of all other outgoings. VAT is **not** applicable.

Terms

New lease by arrangement.

Business Rates

The premises are described as Workshop & Premises with a Rateable Value of £9,400. Small business rates relief may apply, subject to qualifying conditions.

Service Charge

The current service charge for the year is £3904. The building insurance contribution is £396.

Legal Costs

Each party to be responsible for their own costs.

Viewings

By appointment and accompanied.

Important Note

Property Misdescriptions Act:
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(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 endeavour 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 will be required**



COMMERCIAL

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