

62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB Retail Premises – Class A2 / E - To Let - Ground -1370 sq ft + Basement -1120 sq ft Available From November 2024

# COMMERCIAL

# 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.

Other established occupiers in this parade include Wagamama, Russell & Bromley, and JoJo Maman Bebe, with Lloyds Bank, and Jones Bootmaker also being close by.

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

A prominent ground floor corner premises, formerly occupied by TSB, with integral stair access to basement ancillary areas and storage. Comprehensive shop fit and refurbishment has recently been completed by the current temporary occupier.

The 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors are arranged as 7 self-contained office suites, where the landlord has separate short term tenancy arrangements.

## **Floor Areas**

 The floor areas we have on file are as follows: 

 Ground – Retail –

 Basement - Stores / Server Room / WC 

 1120 sq ft (127.28 sq m)

Rent

## £65,000 per annum

The rent is exclusive of all other outgoings. There is **no** VAT applicable to the rent.

## Terms

An agreement to lease is available by arrangement for a lease completion from November 2024.

## **Viewing Arrangements**

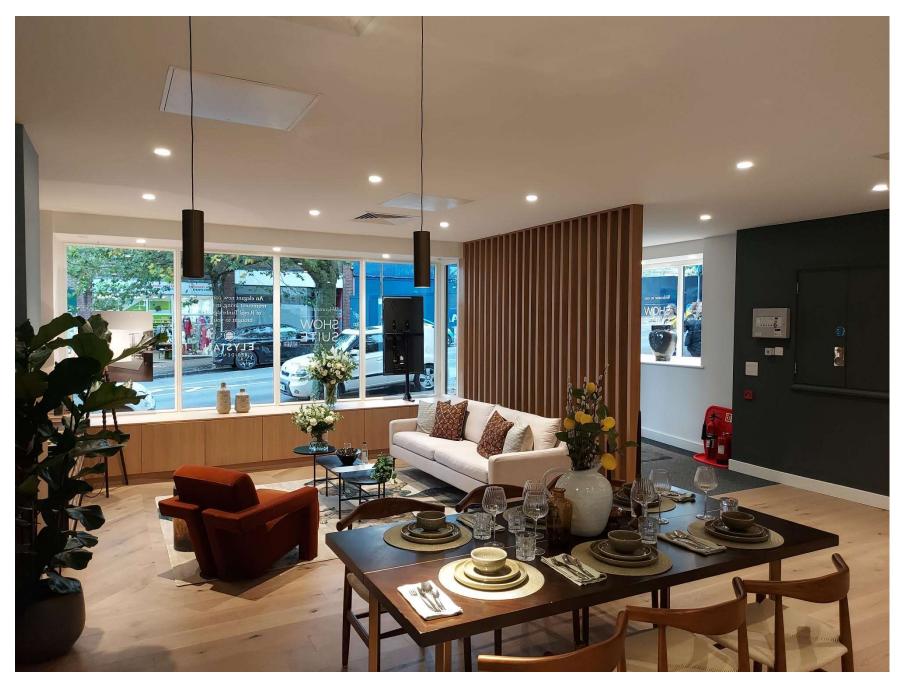
Strictly by appointment and accompanied, via sole agents: Durlings : Rupert Farrant, <u>rupert@durlings.co.uk</u> or Julie Chalmers, <u>julie.chalmers@durlings.co.uk</u> - 01892 552 500



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.





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



