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LUXURY RETIREMENT LIVING

Welcome to our

SHOW  
SUITE

**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 –	<b>1370 sq ft</b> (127.28 sq m)
Basement - Stores / Server Room / WC -	<b>1120 sq ft</b> (104.05 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, [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) or Julie Chalmers, [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) – 01892 552 500

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



Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

