



chartered surveyors
and property consultants

The Corn Exchange • The Pantiles • Tunbridge Wells • Kent TN2 5TE
Retail / Office Units and Concession Space - To Let

COMMERCIAL

Location

The spa town of Tunbridge Wells boasts one of the most affluent catchment populations in the UK and is home to a booming retail, leisure, food and beverage offer. The town is approximately 31 miles south east of London and 30 miles to the north of Brighton. The town benefits from excellent road and rail connections.

The Corn Exchange building is situated in the heart of The Pantiles which has established itself as a vibrant leisure destination. In addition to the numerous bars and restaurants in the area, The Pantiles is the venue for various events throughout the year such as music festivals, outdoor theatre and markets, to name but a few.

Description

The Corn Exchange has recently been refurbished and the ground floor is home to a high-end antique and fine furniture outlet. There are two adjoining, self-contained units available, each having direct access to Sussex Mews at the rear. Unit 6 has the benefit of a security system. There are three concession areas within the Galleria itself, one of which - Area C - is currently available. This space also benefits from a security system (although an additional fee is payable).

Floor Areas and Rents:

Self-contained units

Unit 6 419 sq ft (38.92 sq m) - £7,000 pa

Unit 7 403 sq ft (37.43 sq m) - £6650 pa

In addition, a service charge is payable budgeted at £11.80/sq ft pa.

Galleria Concessions:

Area A LET

Area B LET

Area C 310 sq ft (28.80 sq m) - £7,750 pa

Rent for the Concession Areas is inclusive of service charge.

All rents and service charges quoted above are subject to VAT.

Terms

Flexible and by arrangement.

Business Rates

Business Rates are due on all areas – each to be assessed individually – Small Business Rates may apply – subject to qualifying factors.

Legal Costs

Each party is to be responsible for their own costs involved in the transactions.

Viewing Arrangements

Strictly by appointment and accompanied.

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Subject to satisfactory accounts & references



