



chartered surveyors
and property consultants

38-40 Monson Road • Tunbridge Wells • Kent TN1 1LU

Fish & Chips premises – To Let – Class E Use

**Ground – 840 sq ft
Basement – 550 sq ft**

COMMERCIAL

Location

Situated in a town centre position, on a busy thoroughfare linking Mount Pleasant Road through to Calverley Road and The Royal Victoria Place Shopping Mall. The premises are part of an attractive Grade II listed parade of shops. Other occupiers include, Hidden Hearing, Blacks Outdoor, Rymans, and Cook. The recently completed Amelia Scott Cultural Hub is directly opposite this shop.

Description

A recently refurbished ground floor premises with integral access to a useful basement area. The former use was as a fish & chips take away.

Floor Areas

The premises have the following approximate floor areas:
Ground floor – overall – **840 sq ft** (78.04 sq m)
Basement - **550 sq ft** (51.10 sq m)
Interested parties should verify these areas directly.

Tenure

The premises are held by way of a full repairing and insuring lease from 12th October 2022 for a period of 20 years.
There are tenant only break options at the end of the 5th, 10th or 15th years, on providing 6 months' notice.
There are rent review provisions at the end of the 5th, 10th and 15th years.

Rent

£23,000 per annum, till 12th October 2025, rising to **£24,000 per annum**, after this date. The rent is exclusive of all other outgoings and subject to VAT.

Terms

Assignment of the existing leasehold interest – details on application.

Equipment, Fixtures & Fittings

Available by separate negotiation – further detail on application.

Business Rates

The rateable value is £18,500. There is currently 75% government relief on the amount payable for 2024/25, reducing to 40% from April 2025. Interested parties are advised to confirm the annual amount payable directly with Tunbridge Wells Borough Council – 01892 526121.

Service Charge

Details on application.

Landlord's & Assignor's Legal Costs

A cost undertaking will be required from the outset of £5000 plus VAT to process an assignment.

Viewings

Strictly by appointment and accompanied only through the sole agent's office – **Durlings - 01892 552500** / office@durlings.co.uk

Important Note

Subject to accounts, references, and proof of funds.
A rent deposit will be required.

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- (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.

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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

