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154 London Road • Southborough • Tunbridge Wells • Kent TN4 0PJ

**Shop For Sale - 334 sq ft**

## Location

Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (junction 5). Neighbouring towns include Tonbridge – 5 miles to the north and Sevenoaks - approximately 12 miles to the north. Main line rail services are provided from Tunbridge Wells and High Brooms to London's Charing Cross in approximately 50 minutes. Tunbridge Wells has a population of approximately 56000. The Tunbridge Wells Borough Council district has a population of approximately 110,000 Southborough is a suburb extending to the north of the town centre. This property is situated close to the junction with Yew Tree Road and on the western side of the (A26) London Road approximately 2.1 miles north of the centre of Tunbridge Wells town centre. London Road comprises an important, busy arterial route to the town centre with access to the dual carriageway A21 approximately 1.5 miles north, with junction 5 of the M25 being a further 12 miles to the north Southborough is a predominately residential area of Tunbridge Wells but also benefits from extensive roadside retail development arranged on a lineal basis directly along the A26 London Road, with notable breaks comprising residential, public leisure and school campus developments.. Occupiers on the (A26) London Road consist of a variety of largely independent retailers, arranged in a series of 'neighbourhood parade' configurations and there are also major roadside operators including Tesco Express, Majestic Wines and Marks & Spencer / BP Connect. The immediate area in which the subject property is located is considered a tertiary 'neighbourhood parade' retailing pitch and surrounded by high density Victorian terraced housing.

## Description

A lock up shop premises with basement offered with vacant possession.

## Floor Areas

Ground – Shop area –	16.1 sq m / 173 sq ft
Basement –	15.0 sq m / 161 sq ft
External store –	10.7 sq m / 115 sq ft

## Tenure

Long leasehold – 999 years from 1<sup>st</sup> January 2018 with a peppercorn ground rent.

## Guide Price

**£75,000.**

## Business Rates

The rateable value is £4850. Small Business Rates relief will apply.

## Viewing Arrangements

Strictly by appointment through the sole agent's offices – Durlings – **01892 552500**

## Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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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.

**Subject to contract, availability & proof of funding.**



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