



chartered surveyors
and property consultants



1a Castle Street • Tunbridge Wells • Kent TN1 1XJ

Retail / Clinic Building – Investment For Sale - 462 sq ft



**chartered surveyors
and property consultants**

Location

Castle Street is situated just off the High Street, and links through to London Road. It is a charming one way, access only, cobbled street, with a mix of specialist retailers, including a public house and restaurant. The location is ideal for access to the mainline rail station, being approximately 200 metres distance. There is a wealth of leisure and retail facilities located nearby in the High Street and Mount Pleasant.

Description

The property comprises of a self-contained period retail/clinic building over ground and first floors. The building is of traditional brick construction under a pitched tiled covered roof.

There is potential to extended into the roof / loft as others have done on the street – subject to all the necessary local authority approvals.

<u>Ground Floor</u>	21.82 sq m	(235 sq ft)
<u>First Floor</u>	21.13 sq m	(227 sq ft)
Total	42.95 sq m	(462 sq ft)

Tenancy

Lease Term: 5 years from 1st May 2022.

Rent: Current passing rent of £9,600 per annum, exclusive of all other outgoings.

Rent Reviews: There are no further rent reviews.

Repairing & Insuring Liabilities: The tenant is responsible to keep the property in good and substantial repair and condition.

Landlord & Tenant Act 1954 part II

The tenant does not have security of tenure provisions under this act.

Tenure

Freehold- subject to the occupational tenancy.

Guide Price

£150,000.

Energy Performance Certificate

There is a current rating of D and valid till 1st January 2028.

Viewing

Strictly through appointment, sole agents Durlings 01892 552 500.

Important Note

SUBJECT TO PROOF OF AVAILBE FUNDS.

Property Misdescriptions Act: DURLINGD for themselves and for the vendors of lessors of the 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, and 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 and intending purchasers or letters 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.

durlings

**chartered surveyors
and property consultants**

COMMERCIAL



Contact Rupert Farrant on

01892 552 500

rupert@durlings.co.uk

www.durlings.co.uk

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