



durlings

chartered surveyors
and property consultants

Unit 3 • 86-92 Calverley Road • Tunbridge Wells • Kent • TN1 2LX

Retail Premises – 3000 sq ft (279 sq m) with planning consent for 1600 sq ft (148 sq m) rear extension

TO LET



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Location

Tunbridge Wells is a picturesque spa town situated approximately 38 miles south east of London, in North West Kent, and close to the East Sussex border. Situated on the south side of Calverley Road, close to The Royal Victoria Place Shopping Mall, and Calverley Road pedestrianised precinct. Other occupiers in the road include: Aga, Argos, Edinburgh Wool, Iceland, Laura Ashley, and Multi York.

Description

A ground floor retail / showroom premises forming part of a purpose built retail / office development. There is additional basement storage space of up to 4000 sq ft – available by separate negotiation. The property also benefits from rear vehicular access/ loading. Details of access and parking availability on application / negotiation. Floor plans available on request.

Size

Sales area

Internal width - min 28` 6" (8.7 m)
2600 sq ft (241 sq m)

Rear

Ancillary stores, kitchen, WCs – 403 sq ft (37.43 sq m)

Overall area - 3003 sq ft (279 sq m)

(Additional basement vaults/storage of approx. 1740 sq ft (161.65 sq m) may be accessible, and available by separate negotiation.

Planning

There is planning consent – ref: - TW/13/02883/FULMC for a single storey rear extension of approximately 1600 sq ft (148 sq m).

Rent

£46,000 per annum exclusive of all other outgoings.

Terms

A new effective full repairing and insuring lease, via a landlord's service charge, is available by arrangement (subject to surrender of current tenant's lease – in administration)

Business Rates

The premises are described as "Shop & Premises and have a rateable value of £43,500. Interested parties are advised to make their own enquires to Tunbridge Wells Borough Council on the amount payable – 01892 526121.

Service Charge

There is a service charge contribution applicable – full details available on request.

Viewings

By appointment through the sole agent's offices – 01892 552500 / info@durlings.co.uk

Subject to:

- Contract & Lease
- Accounts & receipt of satisfactory references.

IMPORTANT NOTE:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this 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, an 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 any intending purchasers or tenants 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.

Details Amended 13.02.14



MARSH & SPENCER
VARIETY STORE
(2 RETAIL FLOORS)

BLOTT STATIONER
EE TELEPHONES
MISS SELFRRIDGE
LADIES WEAR
BOOTS OPTICIANS
SO VERY
LWR&WR
WHITE STUFF
CLOTHING

SIMMONDS
WORK WEAR
THE EDINBURGH WOOLLEN MILL
CLOTHING
ASPACE
FURNITURE
REGATTA GREAT OUTDOORS
CLOTHING

SHOON
SHOES
ROHAN
OUT WR
ENTRANCE
2A
4
4A
2
VACANT
THE CHARITABLE TRUST
THE CHARITY SHOP
GUTHRIE WEBS
HARDWEARING
GRAHAM WEBS
SHIRT & TIE
THE SKYLINE MART
6A-6B
PACIFIC
BLUE
GOODS

OUTDOOR WEAR &
CAMPING GOODS
MILLET'S
ENTRANCE
CHECKOUT CENTRE
FINANCIAL SERVICES

PRINCE
PUBLIC
HOUSE
OF WALKS
VACANT
LOCALITY
SHOES & KETS
GREENGRADER
LOCALITY
SHOES & KETS
PET SHOP
PETS IN TOWN
PET SHOP
SHARKEY'S
OF HOPE
OF HOPE

ARGOS
CATALOGUE SHOWROOM
CURVES
HEALTH CLUB
LOADING

CAMDEN ROAD
12-14
16
18
20
BLACK DOG CAFE
BLUNTON
RTE (GA/RET)
BEAN & BIS
PILPITO
FLIGHT RESTAURANT
PILPITO
FLIGHT RESTAURANT
TRAVEL AGENT
FRAGS
HANDPRESSING
TEARSEL
HOT TEXT
VACANT
22A
OFFICE
WAREHOUSE
D WELLINGS

SHARPS
FITTED
FURNITURE
PIRED EARTH
INTERIOR
DECORATIONS
THE GUINEA
BUTT
PUBLIC HOUSE

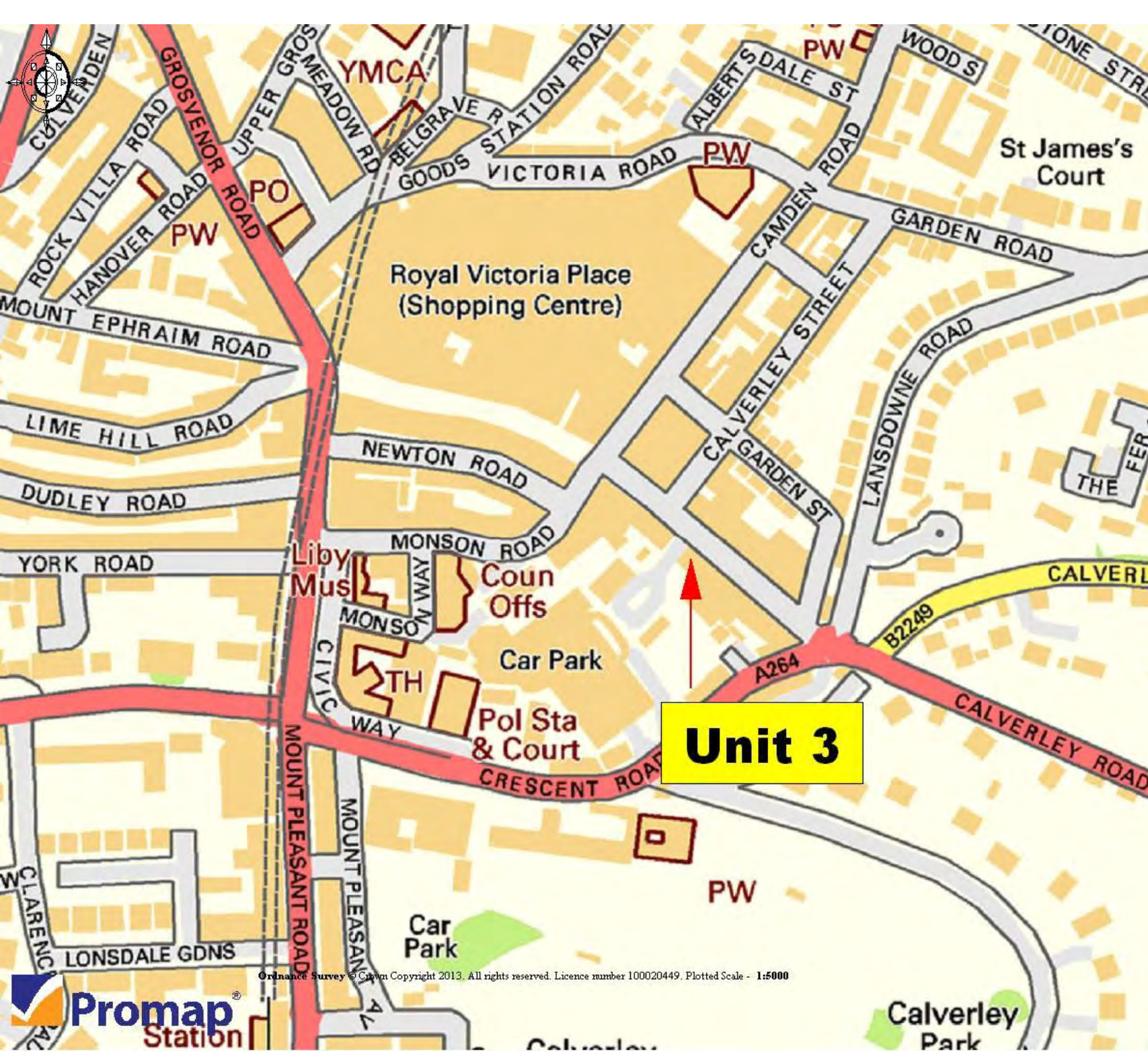
GIGGLING SQUID
THAI RESTAURANT
ENT
LAURA ASHLEY
LADIES WEAR
(2 RETAIL FLOORS)
VACANT
IN-TOTO
KITCHEN
FURNITURE

BEAUTY
DEPT
BEAU SAL
RGA SHOP
DOM
APPS
SUCHITRA
&
THAI REST
SUCHIS
CELLAR
&
BAR
UNDER
VACANT
BANK/FINANC

ICELAND
FROZEN FOOD
CARRS PHARMACY
SERVING
INDEPENDENT
LINKS
96A98-98
96
98
SERVING
MY ITALIAN
RESTAURANT
VACANT
APEX ASIA
ESTATE AGENT

CADOGAN GARDENS
DWELLINGS
DWELLINGS
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MULTI-ST
P
(1084)



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COMMERCIAL

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