



durlings

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and property consultants

Pantiles House • 2 Nevill Street • Tunbridge Wells • Kent • TN2 5TT
Ground Floor Offices– 2320 sq ft (216 sq m) – 4 parking spaces

Suitable for alternative uses – retail, leisure, etc – subject to all the necessary consents



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Location

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The town is accessed by the A26, with the A21 (T) dual carriageway, being approximately 4 miles to the north, and Junction 5 of the M25 motorway, a further 11 miles.

Pantiles House is located on Nevill Street, and the edge of The Pantiles, where this a wide range of retail and leisure facilities. The main line train station is within 500 yards, and has a frequent train service to Charing Cross, Waterloo East, London Bridge and Cannon Street.

Description

Pantiles House is a period building, comprising private residential apartments over the upper parts with commercial users on the ground floor, including an art gallery and a beauty clinic.

The subject premises are currently partitioned internally (demountable) to provide 3 principle areas, along with two small private offices.

There are Ladies & Gents, and disabled complaint, WC facilities, along with a kitchenette.

There are 2 covered car spaces directly to the rear of the premises, with a further 2 designated spaces a short walk along Warwick Park.

Amenities:

- Air conditioning cassettes
- Intruder Alarm
- Carpeted
- 4 car spaces
- Kitchenette / Tea Point
- Suspended Ceiling with integral lighting
- Ladies & Gents WCs
- Disabled Compliant WCs

Terms

New lease terms, on an effective full repairing and insuring basis, are available by negotiation.

Rent - **£32,500 per annum**, exclusive of all other outgoings.

Service Charge

Details on application.

Business Rates

The current rateable value is £32,250. Interested parties are asked to clarify the amount payable directly with Tunbridge Wells Borough Council- 01892 526121

Important Note

SUBJECT TO REFERENCES & ACCOUNTS

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02.10.14

COMMERCIAL

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