



chartered surveyors
and property consultants

****Due to Relocation****

17 Mount Pleasant Road

Tunbridge Wells

Kent TN1 1NT

Retail / Class E Building

****Short term lease till
August 2025 available****

Rent on application



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and property consultants**

COMMERCIAL

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



Business Rates

The rateable value will be £19,000, effective from 1st April 2023. Interested parties are advised to check to amount payable directly with Tunbridge Wells Borough Council – 01892 52612.

Legal & Landlord Costs

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

Viewing Arrangements

Strictly by appointment through the letting agent's office.

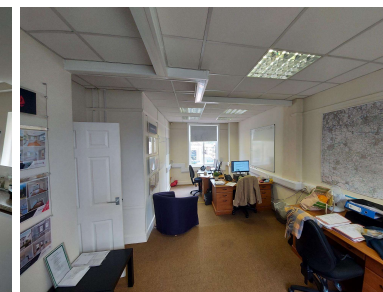
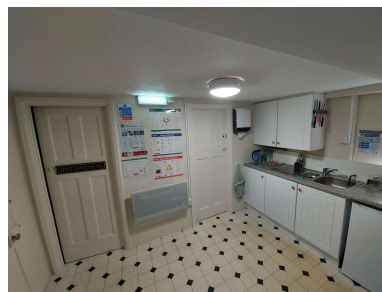
Disclaimer

IMPORTANT NOTE:

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- (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;
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Subject to contract, accounts & references



Location

This property is situated in the affluent town of Tunbridge Wells in north-west Kent, approximately 35 miles south of central London. Tunbridge Wells is approximately 5 miles to the south of Tonbridge; 17.5 miles south-west of Maidstone and 23 miles east of Crawley.

Mount Pleasant Road is the principal retail district, leading from the Royal Victoria Place Shopping Mall, through to the old High Street.

The town's main line train station is within moments' walk being around 100 metres distant.

This building is next door to **Moss Bros**. Other established occupiers on this road include **Wagamama**, **Lloyds Bank**, **Wagamama** and **Black Sheep Coffee**.

Description

The property comprises a self-contained building, arranged over ground, lower ground, and first floor.

The ground floor is open plan and has air conditioning.

There is a staircase leading to the lower ground floor, which comprises a kitchen, ladies and gents WC's, and a store room.

The first floor comprises three offices.

Floor Areas

Ground floor – 585 sq ft

Internal frontage – 24.28 ft

Maximum depth – 23.69 ft

First Floor – 490 sq ft

Lower Ground Floor – 267 sq ft

Tenure

The existing lease expires on 5th August 2025.

Rent

£28,000 per annum, exclusive of all other outgoings. The rent is subject to VAT.

Terms

Either

- a. An assignment of the existing lease which expires on 5th August 2025. The lease has Landlord & Teant protection with respect to a lease renewal only. **NB** – the landlord can terminate the lease, on notice, on the basis they require the property to fulfill their undertaking to run the railway, urgent repairs, redevelopment, or damage.

Or

- b. A sublease of the whole until 5th August 2025.