



chartered surveyors
and property consultants

33 High Street • Tunbridge Wells • Kent TN1 1XL

Class E - Retail Building • To Let • 2718 sq ft (253 sq m)

COMMERCIAL

Location

Tunbridge Wells is situated approximately 40 miles to the south-east of central London, with the main line station providing a frequent service with a typical journey time of around 50 minutes. The town is approximately 15 miles from Junction 5 of the M25 (Sevenoaks), via the A21(T). The premises are situated in the centre of the High Street, a well-established and popular retail environment favored by specialist retailers such as fashion boutiques, jewellers, bespoke furniture retailers, alongside a number of estate agents and food & beverage offerings. The property is opposite The Ivy Restaurant. Nearby established occupiers include Anthropologie, Sweaty Betty, Space NK, White Company, Farrow & Ball, Whistles, Castle Fine Art, and CP Hart, to name a few. Tunbridge Wells High Street continues to be an important leisure and retail destination.

Description

A prominent retail building with an attractive shop front is newly available to lease. The premises comprise a large open plan ground floor retail area. There are separate integral staircases to the lower ground, first and second floors, providing additional useable floor space in excellent condition. There is a staff kitchen and a WC at the rear of the lower ground floor area.

Floor Areas

Ground Floor –	Sales	1 150 sq ft
Lower Ground -	Front Sales / Store	224 sq ft
	Middle Sales / Store / Office	161 sq ft
	Kitchen	67 sq ft
	Vault Stores – combined	102 sq ft
	First Floor-	Front Sales / Coffee Lounge
Second Floor -	Rear Sales	166 sq ft
	Front Stores / Sales	306 sq ft
	Rear Stores / Sales (right)	150 sq ft
	Rear Stores /Sales (left)	70 sq ft
Total net internal floor area		2718 sq ft (253 sq m)

Terms

A new lease is available by arrangement.

Rent

Guide rent of **£80,000 per annum**, exclusive of all other outgoings.

Energy Performance Certificate

The property has a **B** rating, valid till 18th November 2031.

Business Rates

Rateable value is £40,500 – Interested parties are advised to check the amount payable directly with Tunbridge Wells Borough Council – 01892 526121

Viewing Arrangements

Strictly by appointment & accompanied through the sole letting agents.
Contact Julie Chalmers or Rupert Farrant – **01892 552500** – julie.chalmers@durlings.co.uk / rupert@durlings.co.uk

Floor Plans



Important Note:

- Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:
- 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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 - 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 accounts and references.**
- **A rent deposit will be required.**

