



chartered surveyors
and property consultants

5 St Johns Road • Tunbridge Wells • Kent TN4 9TN

Café / Coffee Shop Opportunity – For Sale / To Let - 892 sq ft

Location

This property is prominently located directly on St Johns Road (A26) a major route into the centre of Tunbridge Wells. Immediately behind the property is Royal Wells Springs – a recently completed development by Berkeley Homes. Other new residential developments close by include Westcombe House (next door), Carriage House (opposite) and The Beckett, a new retirement living building, less than 100 yards to the north.

Description

This is a former Nat West bank, more recently having previously been converted and operated as a cycling themed café. The building is currently undergoing a comprehensive redevelopment with the retention of the original bank building and a new build extension to the side, providing 14 private apartments over the upper floors.

This an opportunity to occupy the ground floor commercial area, which has a net internal area of 892 sq ft.

Plans available via the web listing – www.durlings.co.uk

Terms

New lease by arrangement.
Sale of long leasehold interest also considered.

Guide Rent

£22,000 per annum, exclusive of all other outgoings

Guide Price

On application.

Business Rates

To be assessed

Service Charge

To be assessed

Viewings

Strictly by appointment and accompanied for health and safety reasons as the development is under construction and yet to be completed.

Further Information

Further details available on request.

IMPORTANT NOTE:

Property Misdescriptions Act:

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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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- (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.

Subject to references and a rent deposit.



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COMMERCIAL

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