



CGI



chartered surveyors
and property consultants

Preliminary Details

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

£20,000 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:

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.

Subject to references and a rent deposit.



**chartered surveyors
and property consultants**

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk



22 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1ED