



chartered surveyors
and property consultants



Royal Victoria House • 51-55 The Pantiles • Tunbridge Wells • Kent TN2 5TE
First Floor Offices - To Let - 2284 sq ft

COMMERCIAL

Location

Royal Victoria House is a prominent Grade II listed building situated on The Pantiles. The main line train station is close by, about a 10-minute walk, and located at the end of the High Street.

Description

First floor of this prominent grade II listed building, overlooking The Pantiles. Arranged as five separate offices on the front of the building and two large open plan areas to the rear, with a large social / kitchen area in one of these. There are ladies & gents WCs off an impressive entrance hall, where there is also a lift. These offices have 2 designated underground car spaces. There is also "Pay & Display" parking available at the rear.

Floor Area

2284 sq ft (212.19 sq m)

Rent

£40,000 per annum, exclusive of all other outgoing. The rent will be exclusive of all other outgoings. The rent is **not** subject to VAT.

Terms

A new lease by arrangement.

Business Rates

The ratable value is £31000. Interested parties are advised to contact Tunbridge Wells Borough council to confirm the amount payable – 01892 526121.

Service Charge

For the current year - £19230 pa plus a reserve fund of £2284 pa
The insurance recharge is approx. £1200 for the year.

Viewings

Strictly by appointment and accompanied.

T – **01892 552500**

Rupert Farrant – rupert@durlings.co.uk

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.
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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.

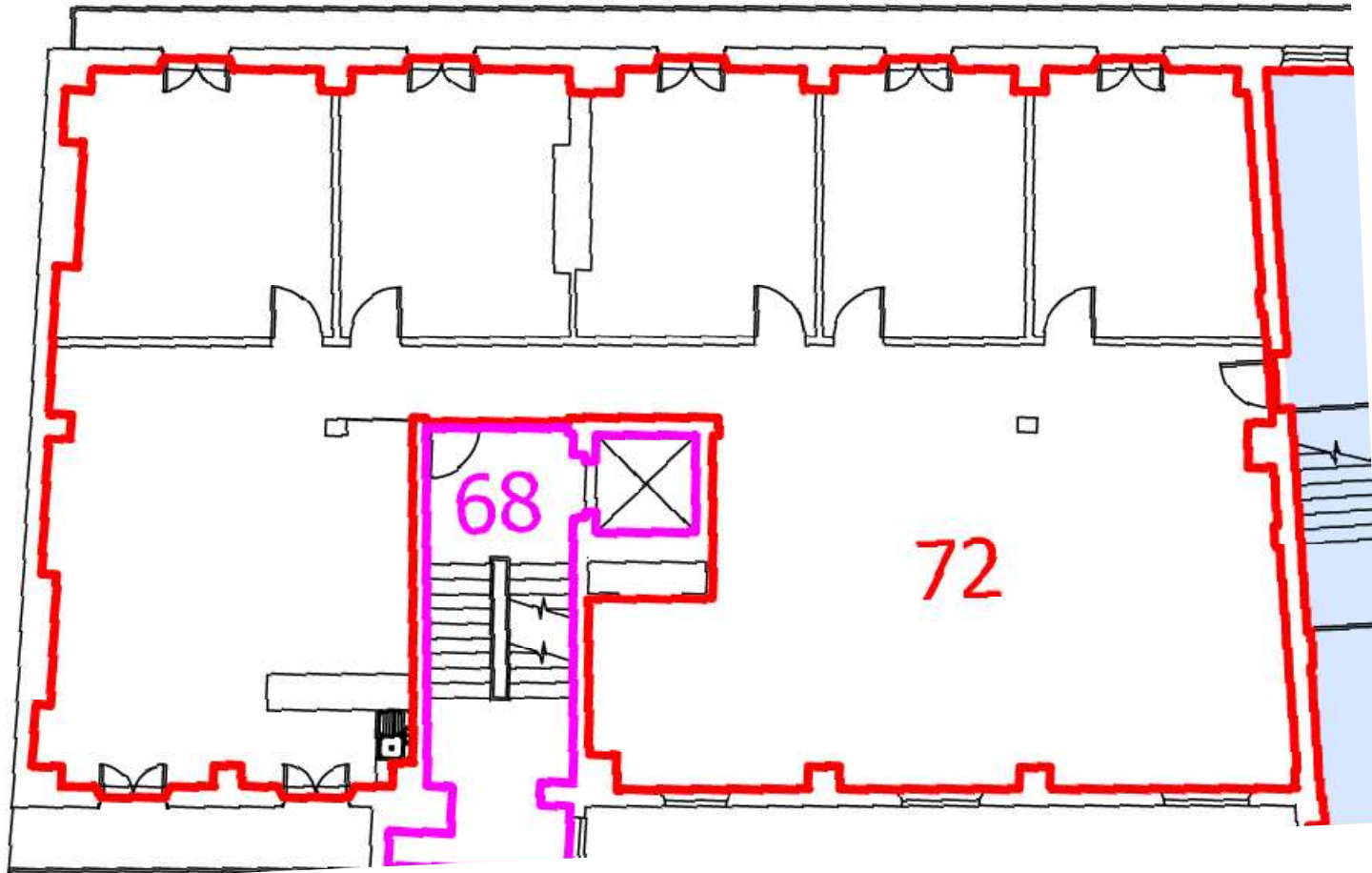
Subject to contract & lease

A security deposit will be required.

Subject to receipt of satisfactory references & accounts



The Pantiles



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

