



Indicative computer-generated image

2-6 Newton Road • Tunbridge Wells • Kent TN1 1RU

Gym / Café / Leisure Use Space – Ground - 829 sq ft (77 sq m) & Basement - 3175 sq ft (295 sq m) - To Let **\*\*Suitable for a variety of uses\*\***

## Location

Tunbridge Wells is an historic spa town in northwest Kent and approximately 35 miles southeast of London. There is a district borough population of about 110,000.

Access to junction 5 of the M25 is 14 miles to the north.

The main line train station is 5 minutes' walk (0.3 miles) where there are frequent mainline train services to London stations with a typical journey time of around 50 minutes.

This building is situated just off Mount Pleasant Road, to the rear of The Opera House, which is occupied by J D Wetherspoons. Other nearby occupiers include Metro Bank and Burger King.

## Description

An attractive period building arranged over basement, ground, first and second floors. The upper floors have been converted to apartments. Part of the ground and the entire basement level is available to lease. Planned as a café on the ground floor with a gym in the basement, although is suitable for a wide range of alternative uses, including leisure, retail / showroom, offices, etc. – subject to all the necessary consents. The premises will be offered in a shell condition, with capped off services connected, allowing the incoming tenant to design the space accordingly.

## Floor Areas

Ground -	<b>829 sq ft</b> (77 sq m)
Basement -	<b>3175 sq ft</b> (295 sq m)
Total -	<b>4004 sq ft</b> (372 sq m)

**NB** – These areas have been provided by the architecture and are subject to verification on completion of the works.

Floor plans available on our website listing – [www.durling.co.uk](http://www.durling.co.uk)

## Rent

**£48,000** per annum, exclusive of all other outgoings.

## Business Rates

To be assessed.

## Viewing Arrangements

**Strictly by appointment and accompanied.**

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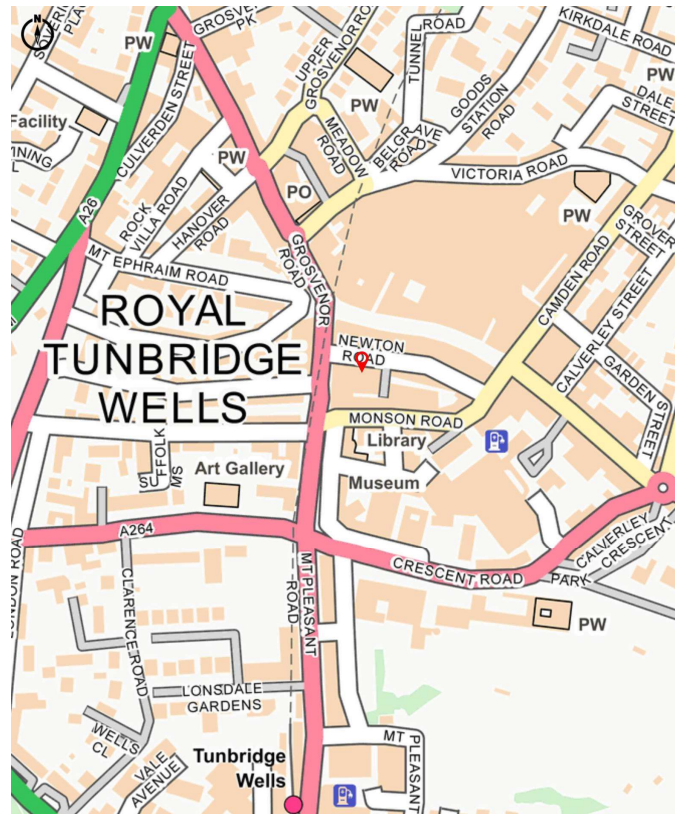
22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

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**Subject to contract, availability & receipt of satisfactory references & accounts**



**chartered surveyors  
and property consultants**

**COMMERCIAL**

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