

52, Mount Pleasant Road, Tunbridge Wells, Kent, TN1 1RB

PRIME RETAIL UNIT AVAILABLE

Summary

- Mix of fashion and leisure occupiers
- Close proximity to Tunbridge Wells Train Station
- Potential for A3 use
- Close to proposed cinema development site

Location

The premises occupy a prominent location on Mount Pleasant Road. Nearby retailers include Wagamamas, JoJo Maman Bébé, Russell & Bromley, Jigsaw, Bang & Olufsen and Carluccio's

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	95.69 sq m	1,030 sq ft
First Floor Ancillary	57.2 sq m	615 sq ft
Second Floor Ancillary	53.98 sq m	581 sq ft
Total	206.87 sq m	2,226 sq ft

*First and second floor areas supplied by VOA.

TENURE

The property is available on a new effective full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rent

Available on Request

Rates

Rates Payable (2017/2018): £25,866 per annum
(based upon Rateable Value: £54,000 and UBR: 47.9p)

Interested parties should verify these figures with the valuation office.

EPC

This property has been graded as 94 D.



Viewing & Further Information

Viewing is strictly by appointment with:

Richard Yendle

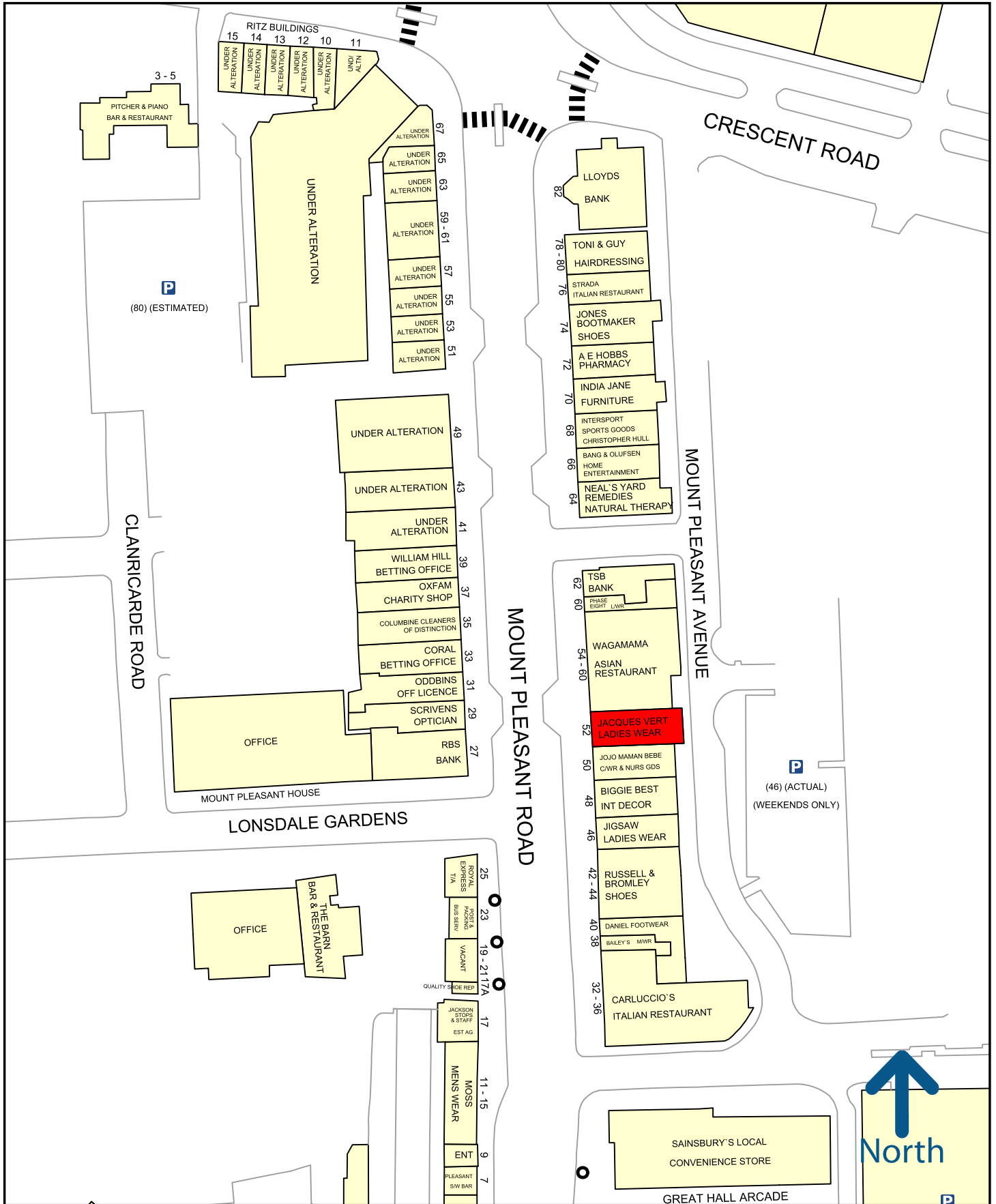
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Experian Goad Plan Created: 19/06/2017
Created By: Jones Lang LaSalle Ltd

