

# TUNBRIDGE WELLS

1 HIGH STREET TN1 1UL



Shop – To Let



## LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town situated c. 35 miles south east of London and 30 miles north east of Brighton, with a population of 115,300 (2021 census). The property is a opposite Tunbridge Wells station providing a direct service to London Bridge in approximately 50 minutes.

The property occupies a prominent position on the eastern side of the High Street. Nearby occupiers include **Café Nero, Gails, The White Company, The Ivy, Mint Velvet, Sainsbury's** and **Hoopers Department Store**.

## ACCOMMODATION

The property is arranged over ground and basement, with the following approximate dimensions and net internal floor area:-

Frontage	8.83 m	29 ft
<b>Ground Floor Sales</b>	<b>69.67 sq m</b>	<b>750 sq ft</b>
Ancillary	10.21 sq m	110 sq ft
WC		
Basement	37.16 sq m	400 sq ft
<b>Total GIA</b>	<b>117.04 sq m</b>	<b>1,260 sq ft</b>

## TERMS

The property is available by way of a new effectively full repairing and insuring lease, at a commencing rent of **£50,000 per annum exclusive**.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value	£36,000
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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