

TUNBRIDGE WELLS

70 MOUNT PLEASANT ROAD TN1 1RJ



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 59,947 (2016 census). The property is one minute walk from Tunbridge Wells station which provides a direct service to London Bridge, with a journey time of approximately 50 minutes. Additionally, it is directly opposite Retirement Villages Group's development of the former ABC Cinema, which will provide 108 retirement apartments plus retail and restaurants and where construction is now under way.

The property occupies a prominent position on the east side of Mount Pleasant Road. Nearby occupiers include **Simply Sport, Lloyds Bank, Black Sheep Coffee, Wagamama, Jojo Maman Bebe** and **Moss Bros.**

ACCOMMODATION

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

Frontage	6.1 m	20 ft
Ground Floor Sales	91.13 sq m	981 sq ft
First Floor Sales	16.72 sq m	180 sq ft
Basement	53.88 sq m	580 sq ft
WC		
Total GIA	161.73 sq m	1,741 sq ft

TERMS

The property is available by way of an assignment of the existing lease or a new sublease expiring no later than 15 July 2028 at a rent of **£55,000 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	£39,500
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:-

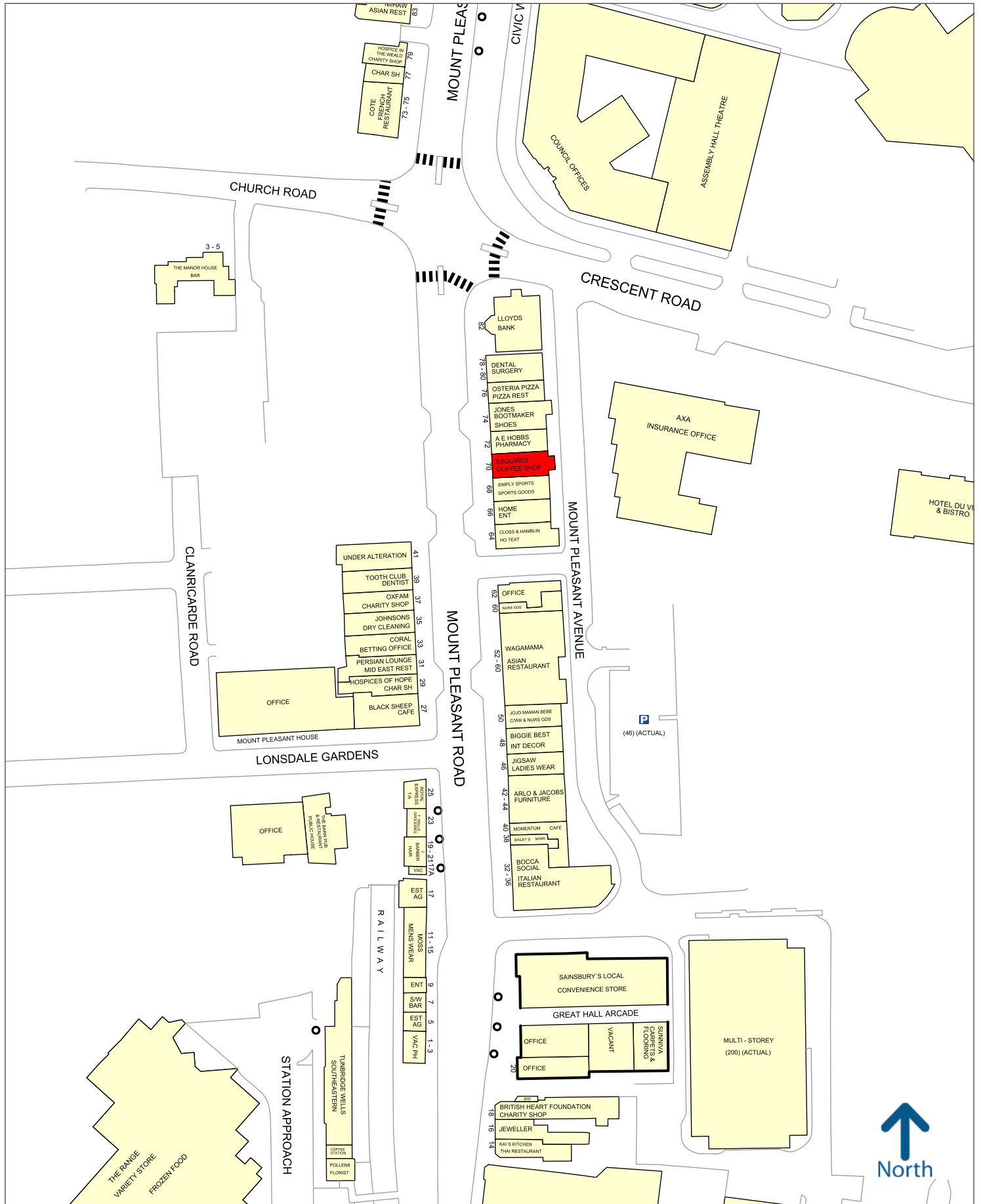
Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk

Subject to Contract and Exclusive of VAT



Experian Goad Plan Created: 19/12/2024
Created By: Cradick Retail