

52, Mount Pleasant Road, Tunbridge Wells, 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

Basement - Not measured

Description	Sq ft	Sq m
Basement	-	-
Ground Floor Sales	1,038	96.43
First Floor Ancillary	641	59.55
Second Floor Ancillary	632	58.71
Third Floor Ancillary	639	59.37
Total	2,950	274.06

Rent

£57,500.00 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates payable: £26,622.00 per annum

(based upon Rateable Value: £54,000.00)

Interested parties should verify these figures with the valuation office.

EPC

This property has been graded as D (94).

TENURE

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



Viewing & Further Information

Viewing is strictly by appointment with:

Richard Yendle

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