

STAFF UNAWARE

50 HIGH STREET TUNBRIDGE WELLS TN1 1XF

LOCATION

The property is situated in the affluent town of Tunbridge Wells. The shop is located in a prime position on the High Street and a 3 minute walk from Tunbridge Wells Station. **The Ivy Café** opened next door last November.

Nearby retailers include: **Seasalt, Sweaty Betty, Mint Velvet, Joules, Mappin & Webb, Space NK** and **The White Company**.

ACCOMMODATION

The premises comprise the following approximate Net Internal Areas:-

Ground Floor Area	32.37 sq m	348 sq ft
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LEASE TERMS

The property is available by way of an assignment of the existing lease, inside the security of tenure provisions of the Landlord and Tenant Act 1954, set to expire in May 2025.

Tenant break option in May 2020.

RENT

£25,000 pax

SERVICE CHARGE

Further information is available upon request.



EPC

Available upon request

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VAT

All figures referred to are exclusive of VAT (if applicable).

RATES

Rateable Value - **£17,250**

Rates Payable 2017/18 (Est.) – **£8,040 pa**

All parties should make their own enquires to Tunbridge Wells Borough Council

VIEWING

For further details, floor plans or an appointment to view, please contact:

Dan Peake

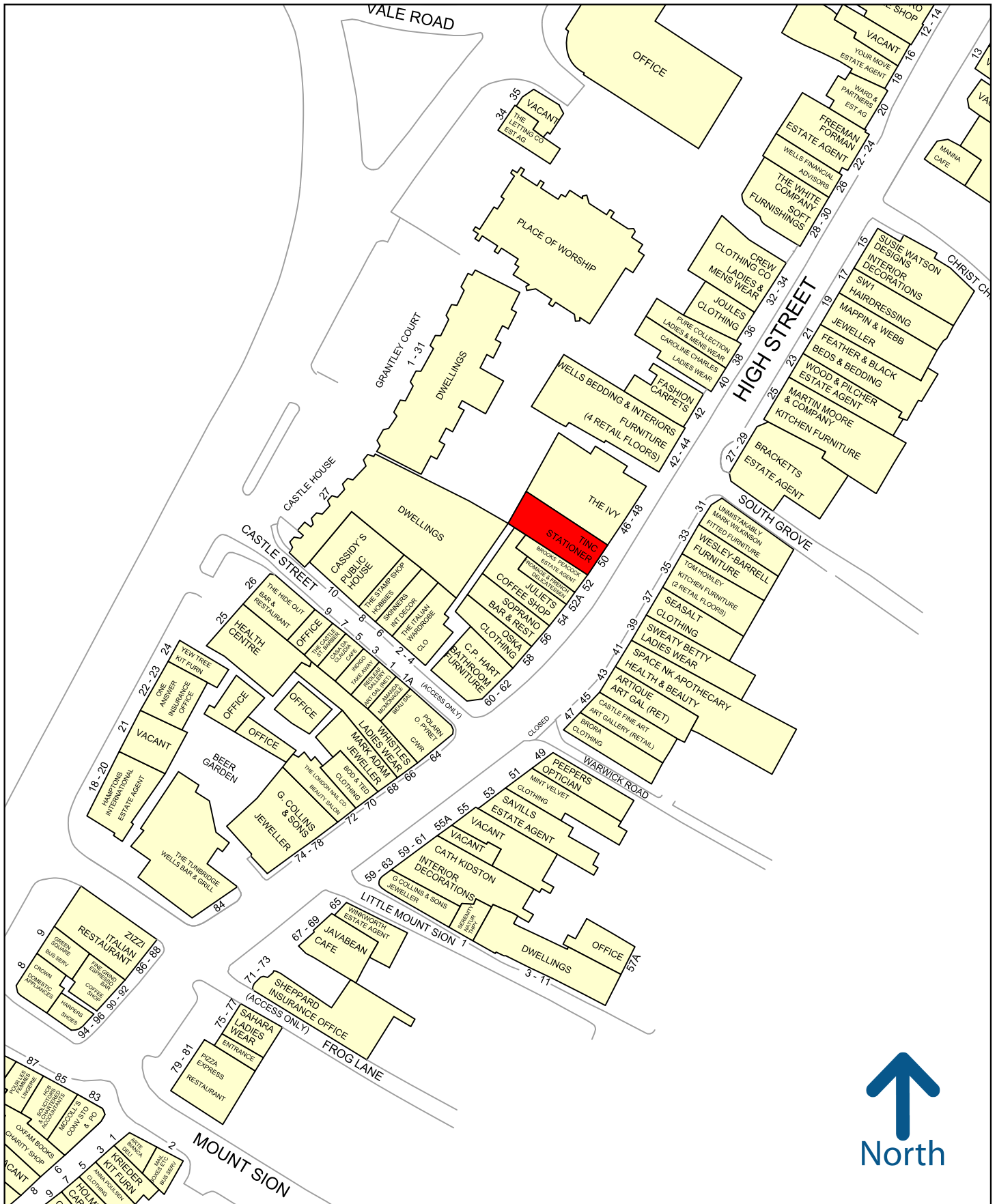
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50 metres

Experian Goad Plan Created: 28/11/2017
Created By: Montagu Evans

