



TO LET - Prominent Town Centre Retail Premises
GF Approx. 935ft² [86.8m²] LGF Approx. 592ft² [55.0m²]
64 Mount Pleasant Road, Tunbridge Wells, TN1 1RB

When experience counts... **bracketts** est. 1828

TO LET
PROMINENT TOWN CENTRE
RETAIL PREMISES

GF - APPROX. 935FT² [86.8M²]
LGF - APPROX. 592FT² [55.0M²]

64 MOUNT PLEASANT ROAD
TUNBRIDGE WELLS
KENT
TNI IRB

bracketts est. 1828

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Tunbridge Wells
Kent

TNI IUU

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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



AWAITING
EPC

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the eastern side of Mount Pleasant Road and has a return frontage to Mount Pleasant Avenue. Nearby retailers include Bang & Olufsen, Toni and Guy, Russell & Bromley, Lloyds, and Biggie Best together with food and drink operators including Esquires and Wagamama.

DESCRIPTION

Prominent town centre retail premises arranged over ground and lower ground floors.

ACCOMMODATION

Ground Floor / Raised Ground Floor

Retail Sales NIA Approx. 935ft² [86.8m²]*

* ignoring the former tenant's shop-fit which incorporates consulting rooms and a customer WC.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Lower Ground Floor:

Office	76ft ² [7.0m ²]
Staff / Stores	307ft ² [28.5m ²]
Stores (Vault)	209ft ² [19.4m ²]
WCs	

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. The Landlord operates a service charge in respect of common and shared items.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded.

GUIDE RENT

£38,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. The incoming Tenant will be required to provide a rental deposit to be held throughout the Term.

Subject to VAT if applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" with a Rateable Value of £46,250.

The small business rate multiplier for 2021 / 2022 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – darrell@bracketts.co.uk



SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.
23/07/21/DB

