

TUNBRIDGE WELLS

160-162 LONDON ROAD, SOUTHBOROUGH TN4 0PJ



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. The town is served by excellent bus links to the surrounding areas and Tunbridge Wells train station is only a five minute walk from the subject property, providing a direct service to London Bridge in approximately 50 minutes.

Southborough is situated approximately 3 miles north of the town centre and close to the junction of the A26 and the A21. The property occupies a prominent position on a corner plot with frontage to the main A26 London Road, a minute walk from Yew Tree Road Car Park which provides approximately 80 spaces.

London Road comprises a mix of independent cafes and retailers including **Sacred Heart DIY, Majestic Wines, Costcutter, Hospice in the Weald, and Wood & Pilcher Estate Agents.**

ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions:-

Ground Floor Sales	119.0 sq m	1,281 sq ft
Ground Floor Ancillary	22.2 sq m	239 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease, at a commencing rent of **£30,000 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 £19,250

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

ANTI MONEY-LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

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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Subject to Contract and Exclusive of VAT

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