

TUNBRIDGE WELLS

12-16 GROSVENOR ROAD TN1 2AB



Prominent Town Centre Shop To Let
2,091- 6,831 sq ft

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent town, situated approximately 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.

The subject property occupies a prominent trading position on Grosvenor Road, a short distance from the entrance to the Royal Victoria Shopping Centre which provides the primary shopper's multi-story car park. Meadow Road car park is also within a minutes' walk.

The pitch is home to a numerous multiple occupiers including **Tesco, Nandos, Costa Coffee, Pret a Manger, Boots, Primark** and **Five Guys**, together with numerous good quality independent occupiers.

ACCOMMODATION

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

Ground Floor Sales	194.25 sq m	2,091 sq ft
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Alternatively, the premises is available with first floor office space and the option of the adjacent premises being included providing up to **6,831 sq ft**.

TERMS

The property is available by way of a new lease effectively repairing and insuring lease at a commencing rent of **£75,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band E. A copy of the EPC is available on request.

RATING ASSESSMENT

The rateable value is to be assessed.

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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