

# LOCATION

The premises occupy a prominent trading position adjacent to a new **Costa** and opposite **Waitrose** and **Collingwood Batchellor.** Other notable occupiers in the vicinity include **The Original Factory Shop, HSBC** and **Cubitt & West**.

## ACCOMMODATION

A ground floor lock-up shop in shell condition with approximate areas and dimensions are as follows:

Gross Frontage	10 m	32 ft 8 ins
Internal Width	10 m	32 ft 8 ins
Shop Depth	20 m	65 ft 7 ins
GIA	200 sq m	2,152 sq ft
Rear Servicing Access		

#### TERMS

A new full repairing and insuring lease is available for a term of years to be agreed at a commencing rental of £39,000 per annum exclusive.

## RATING ASSESSMENT

To be assessed.

#### ENERGY PERFORMANCE CERTIFICATE

The EPC is assumed and the final assessment may vary subject to the final fit out.

#### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

#### CONTACT

For further information or an appointment to inspect please contact sole agents:-

Alex Standen 01892 707577 07770 935263 astanden@cradick.co.uk Jim Grant 01892 707567 07770 587253 jgrant@cradick.co.uk

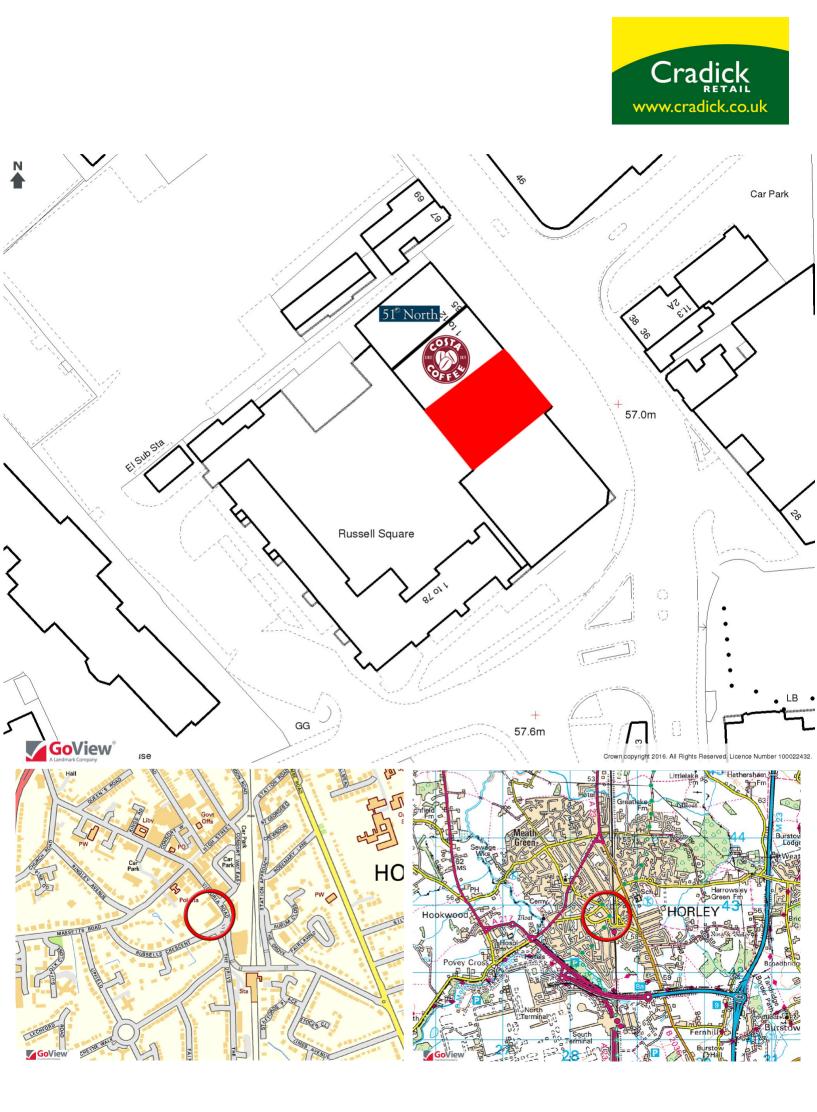
Subject to Contract & Exclusive of VAT



Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001

Offices in Tunbridge Wells & Brighton

Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or thematis bould not rely upon them as stateme seentations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 a personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website warrant addick could.



# Energy Performance Certificate

Non-Domestic Building

Certificate Reference Number:

0200-0037-0009-0029-0096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

# Energy Performance Asset Rating



## Less energy efficient

# **Technical information**

Main heating fuel:	Grid Supplied Electricity	
Building environment:	Air Conditioning	
Total useful floor area (m <sup>2</sup> ):	1120	
Building complexity (NOS le	evel): 4	
Building emission rate (kgC	<b>O<sub>2</sub>/m²):</b> 33.82	

## Benchmarks

Buildings similar to this one could have ratings as follows:



If newly built

If typical of the existing stock