



TUNBRIDGE WELLS

13-15 GROSVENOR ROAD TN1 2AH



RENTAL REDUCED
Prominent Retail Unit To Let
Alternative Uses Considered (Subject To Planning)

LOCATION

Royal Tunbridge Wells is a popular and affluent town in west Kent, situated approximately 30 miles north of Brighton and approximately 40 miles south of London.

The subject property occupies a highly visible position on Grosvenor Road, which is the main bus thoroughfare through the town centre. Pedestrianised Calverley Road and **The Royal Victoria Place Shopping Centre** are a minute's walk away, together with the town's main shoppers' car parks.

The property is immediately adjacent to **Santander** and other occupiers in the nearby vicinity include **Poundland, Tesco Metro, Post Office, Costa Coffee** and **Fenwick Department Store**, to name but a few.

ACCOMMODATION

The property is arranged over ground and basement with the following approximate areas and dimensions:-

Gross Frontage	11.13 m	36 ft 6 ins
Net Frontage	9.96 m	32 ft 6 ins
Shop Depth	17.98 m	59 ft
Ground Floor Sales	183.67 sq m	1,977 sq ft
Basement Staff/Store	137.96 sq m	1,485 sq ft
WC Facilities		

Alternatively, the landlord would consider splitting the unit. Further details available upon request.

The property currently benefits from a planning use of A1, however, our client considers the property suitable for a variety of alternative uses, for example A3 or D2, subject to planning.

TERMS

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, at a commencing rent of **£55,000 per annum exclusive**, subject to 5 yearly upward only rent reviews.

RATING ASSESSMENT

Rateable Value	£71,500
Rate in the £ (2019/20)	50.4p

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

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange a viewing of the property please contact sole agents:-

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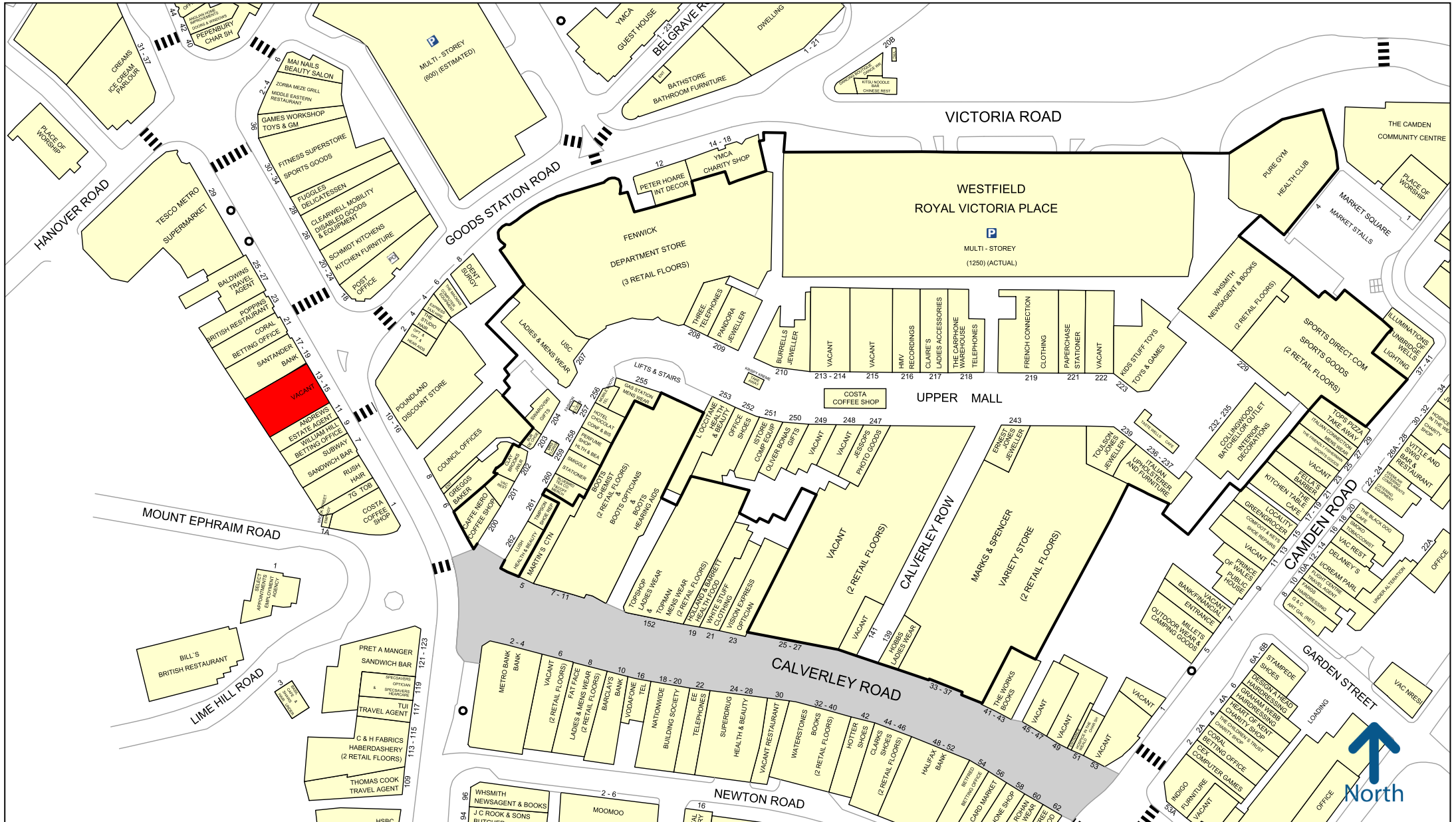
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Subject to Contract, VAT & Vacant Possession

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