

Shop to let.

Tunbridge Wells, 50 Mount Pleasant Road.

TN1 1RB.



Aspirational shopping pitch.

Attractive store with two level trading.

Available immediately subject to vacant possession.

Contact.

Simon Morris

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Location.

This property is situated in the affluent town of Tunbridge Wells in north-west Kent which is well connected to Central London. The shop boasts a strong position on Mount Pleasant Road which connects the High Street to Victoria Place Shopping Centre. Adjacencies include **Jigsaw, Wagamama, Biggie Best, Black Sheep Coffee, Bubba & Me** and **Moss Bros**.

Accommodation.

Dimensions and net internal floor areas:-

Net Frontage	6.30 m	20 ft 6 in
Gross Frontage	6.68 m	21 ft 9 in
Ground Floor Sales	91.32 sq m	983 sq ft
First Floor Sales	69.11 sq m	744 sq ft
First Floor Ancillary	2.13 sq m	23 sq ft
Second Floor Ancillary	41.06 sq m	442 sq ft
Third Floor Ancillary	41.71 sq m	449 sq ft

Rent.

£50,000 per annum exclusive.

Business Rates.

Rateable Value £43,000

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 01892 554 603.

Lease Terms.

The premises are available by way of a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band C. Report available on request.

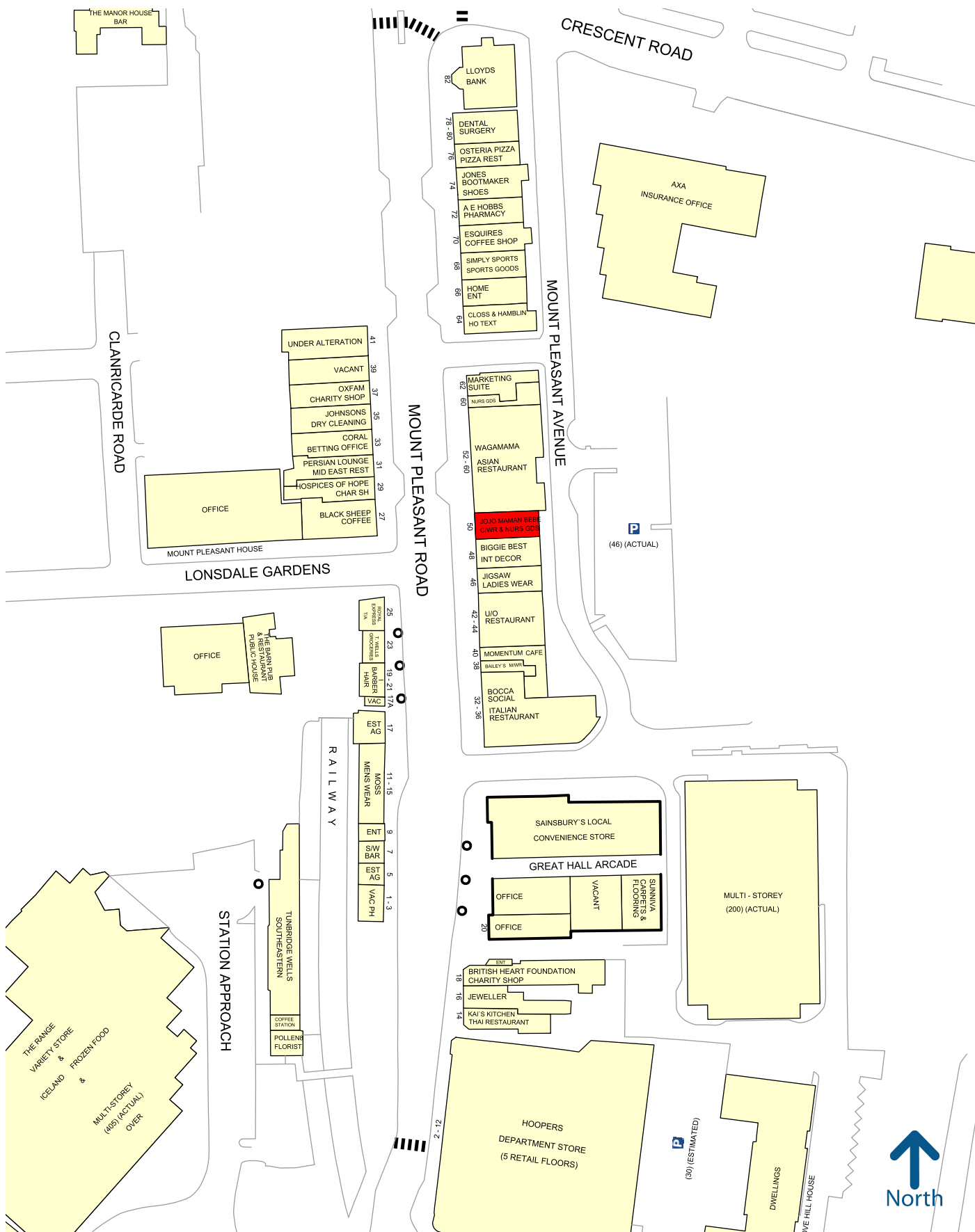
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

July 2024

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