

TUNBRIDGE WELLS

44 HIGH STREET TN1 1XF



Large Prime High Street Store
Over 7,000 sq ft To Let

LOCATION

Royal Tunbridge Wells is an affluent and picturesque spa town in Kent, located approximately 35 miles south east of London and 30 miles north east of Brighton. The town is well-connected, with a mainline railway station providing direct services to London Bridge in around 50 minutes.

Situated on the highly sought-after High Street – a prime thoroughfare linking Mount Pleasant Road to the historic Pantiles – the premises benefit from strong footfall and a vibrant mix of independent boutiques, established national retailers and popular restaurants. This property offers a unique opportunity to acquire over 7,000 sq ft of prime space.

The property occupies a prominent position on the western side of the high street, adjacent to **The Ivy**. Located among an excellent mix of occupiers including **Gail's**, **The White Company**, **Mint Velvet**, **Piglet**, **Mandarin Stone**, **Pizza Express**, **Castle Fine Art** and **Space NK**.

ACCOMMODATION

The property is arranged over ground, mezzanine, first, second and basement floors, with the following approximate dimensions and net internal floor area:-

Ground Floor	203.1 sq m	2,186 sq ft
Basement	209.2 sq m	2,252 sq ft
Mezzanine	22.4 sq m	241 sq ft
First Floor	148.0 sq m	1,593 sq ft
Second Floor	67.9 sq m	730 sq ft
Total	650.6 sq m	7,002 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

Current Rateable Value £84,500

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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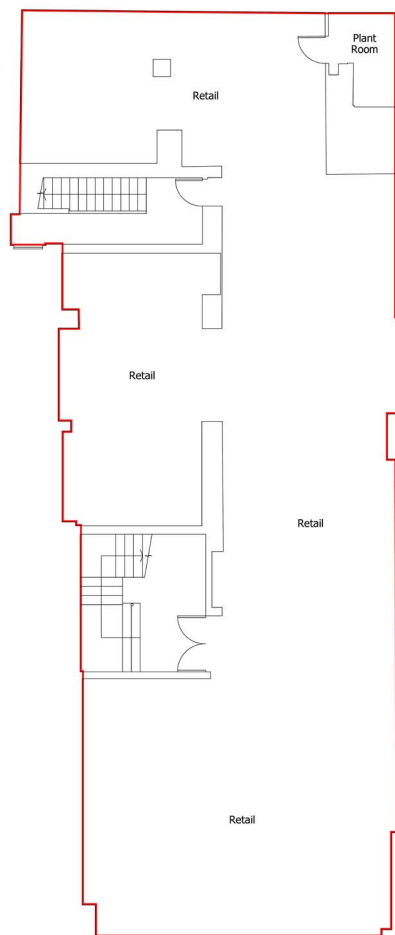
jpearman@cradick.co.uk

Subject to Contract and Exclusive of VAT

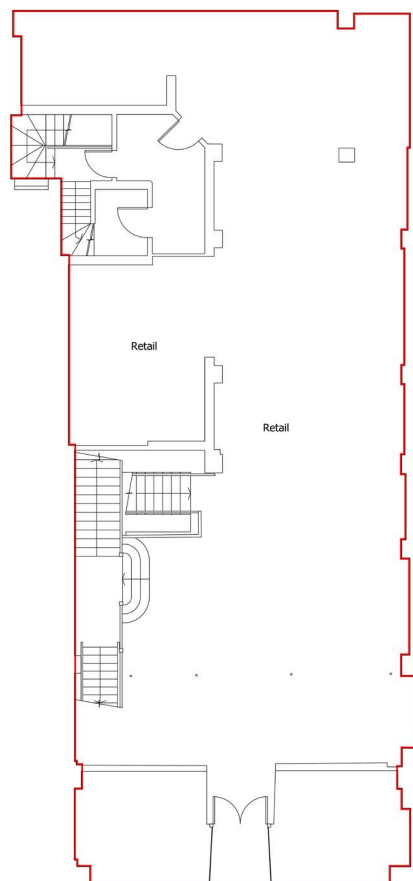
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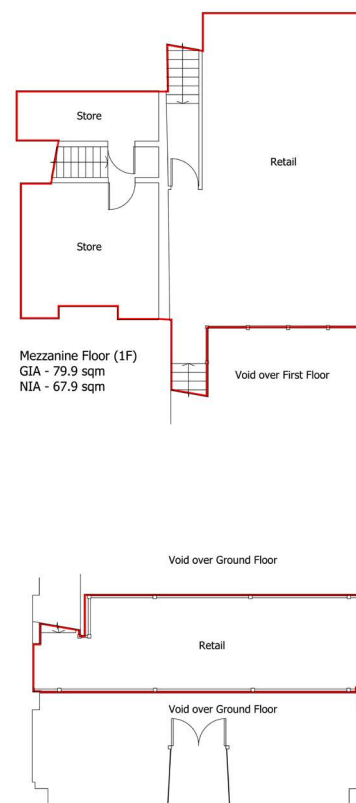




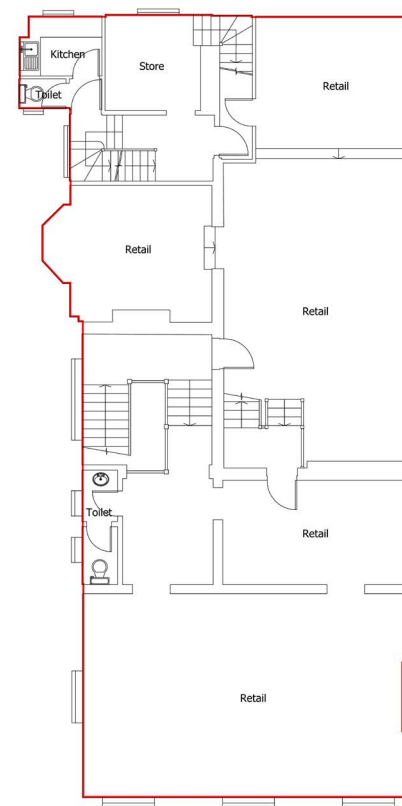
Basement Floor
GIA - 253.5 sqm
NIA - 209.2 sqm



Ground Floor
GIA - 244.2 sqm
NIA - 203.1 sqm



Mezzanine Floor (GF)
GIA - 22.5 sqm
NIA - 22.4 sqm



First Floor
GIA - 220.5 sqm
NIA - 148.0 sqm



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