

TUNBRIDGE WELLS

96 CALVERLEY ROAD TN1 2UN



Hot Food Takeaway and Flat – To Let

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent town, situated c. 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 property occupies a trading position on Calverley Road a short distance from the entrance to the Royal Victoria Shopping Centre which provides the primary shopper's multi-story car park. Crescent Road Car Park is also nearby and offers 1,085 spaces.

The pitch is home to a mix of good quality independent and national retail and food & beverage operators including **Giggling Squid, Town House, Mathnasium, Magnet Kitchens, Sussex Beds, Grape Tree, Card Factory** and **Cook**.

ACCOMMODATION

The subject property is a two-storey building, with retailing at ground floor and residential two bed flat on the upper parts, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	3.40 m	11 ft 2 ins
Internal Width (max)	3.55 m	11 ft 8 ins
Shop and Built Depth	15.72 m	51 ft 7 ins
Ground Floor Sales	46.63 sq m	502 sq ft
Ground Floor Ancillary	1.30 sq m	14 sq ft
WC		
First floor two bed flat		

The property benefits from rear access via Crescent Road.

TERMS

The property is available by way of a new ten year effectively repairing and insuring lease, at a commencing rent of **£20,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

Current Rateable Value £14,500

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

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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