

TUNBRIDGE WELLS

79 CALVERLEY ROAD TN1 2UY



DUE TO RELOCATION
Corner Retail Unit – To Let
Busy Town Centre

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town, situated c. 35 miles south east of London and 30 miles north of Brighton, with a population of 118,054 (2018 census).

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 town benefits from good road communications with the A21 dual carriageway providing access to Junction 5 of the M25 motorway approximately 14 miles to the north. In addition, the A26 provides a link to Brighton and Eastbourne to the south.

The property occupies a corner trading position on Calverley Road at its junction with Garden Street, 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.

Occupiers of note within the immediate vicinity include **Magnet Kitchens, Sussex Beds, Sharps, Giggling Squid, Grape Tree** and **Card Factory**. The adjacent Monson Road comprises a diverse mix of well-regarded national and independent retailers.

ACCOMMODATION

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

Display Frontage	7.32 m	24 ft 0 ins
Internal Width (max)	9.80 m	32 ft 2 ins
Shop and Built Depth	9.88 m	32 ft 5 ins
Ground Floor Sales	61.78 sq m	665 sq ft
First Floor Sales/Office	21.37 sq m	230 sq ft
Second Floor Ancillary	16.72 sq m	180 sq ft
Total Floor Areas	99.87 sq m	1,075 sq ft

TERMS

The property is available by way of a new lease for a term of years to be agreed at a commencing rental of **£19,500 per annum**, subject to 5 yearly upward only rent reviews.

RATES

Current Rateable Value	£25,000
Rate in the £ (2022/23)	49.9p

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

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

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 agents:-

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Subject to Contract and VAT (if applicable)



Experian Goad Plan Created: 14/09/2021
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50 metres



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