



COMMERCIAL OPPORTUNITIES

ROYAL TUNBRIDGE WELLS

> dandara

A prime location

Royal Tunbridge Wells is an affluent town in west Kent with a population of approximately 115,000 people, predominantly within ABC1 socio-economic group.

The town boasts a wealth of history being a Royal spa town and is very popular with commuters and families with its range of schools, regular train services to London and easy access to the south coast.



BY ROAD

Sevenoaks	17 miles	28 mins
Bluewater	33 miles	43 mins
Ebbsfleet Int.	35 miles	44 mins
Gatwick Airport	26 miles	51 mins
Heathrow Airport	66 miles	1hour 16 mins

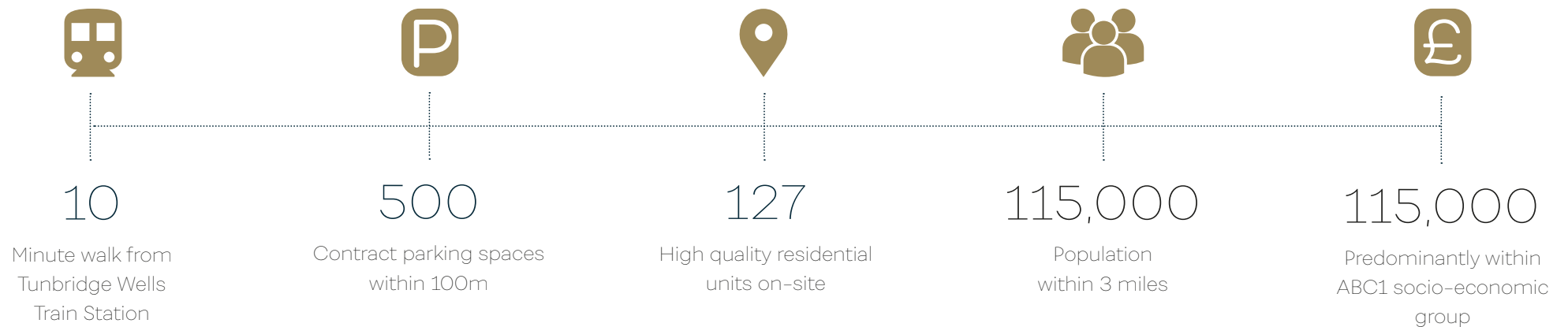
BY RAIL

London Bridge	44 mins
Ashford International	51 mins
Charing Cross	57 mins

A prime opportunity

Royal Tunbridge Wells has a thriving cultural scene and offers an eclectic combination of events and activities rarely found outside major cities.

A five-minute walk takes you to Tunbridge Wells station. Journeys towards London are fast, frequent and convenient - just 44 minutes to London Bridge and the City, and only 53 minutes to Charing Cross.

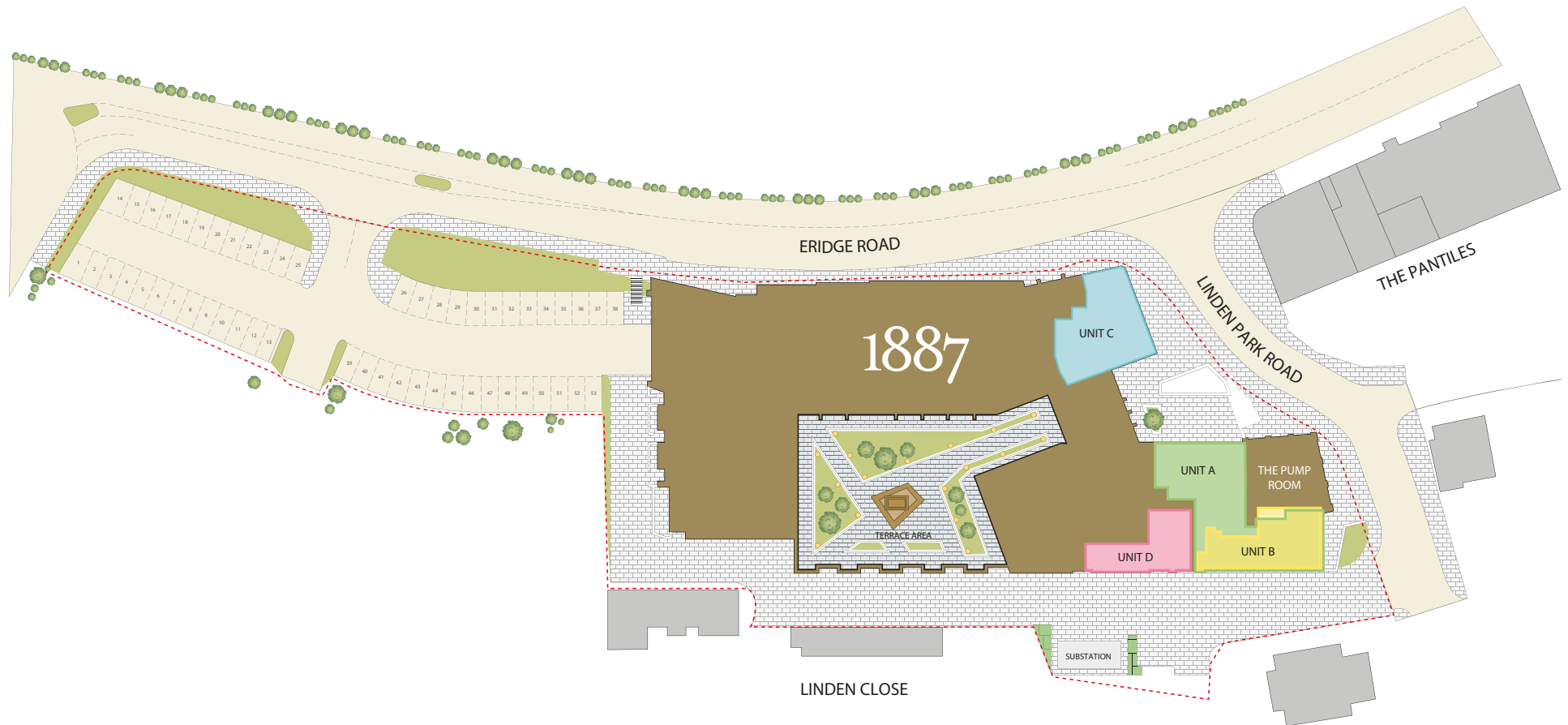




The location

This is an excellent opportunity for retailers and restaurant/café operators seeking an opening in this highly sought-after Royal Spa town location, with scope for outside seating.

The Historic Pantiles is a popular destination for both local residents and tourists, with a wide range of restaurants, bars, cafés and specialist retailers. Added attraction is gained from regular events held throughout the year, including; Jazz on The Pantiles, the Farmers Market and the Makers Fair.



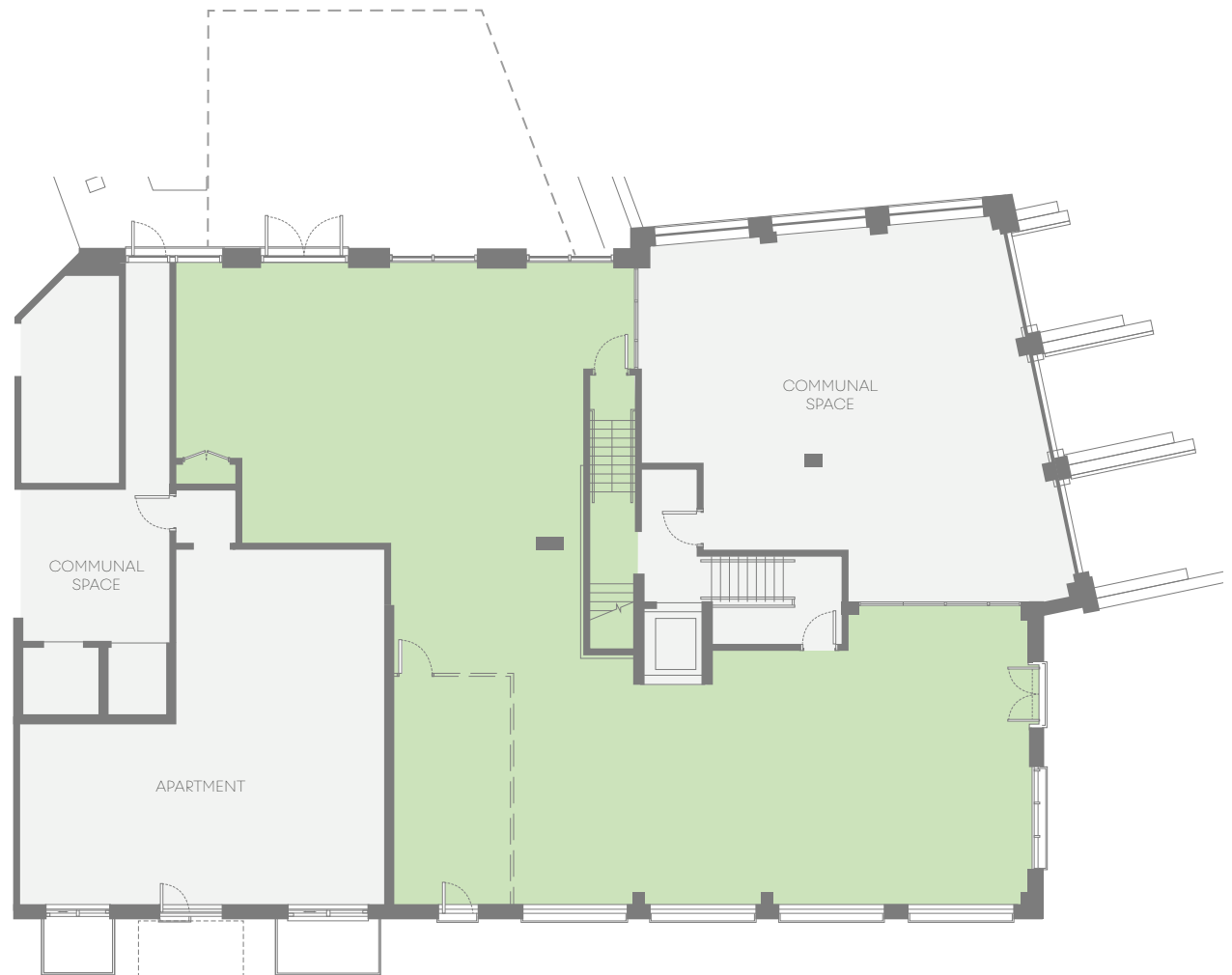




Unit A 2,500 sq.ft.

Upper Pump Room

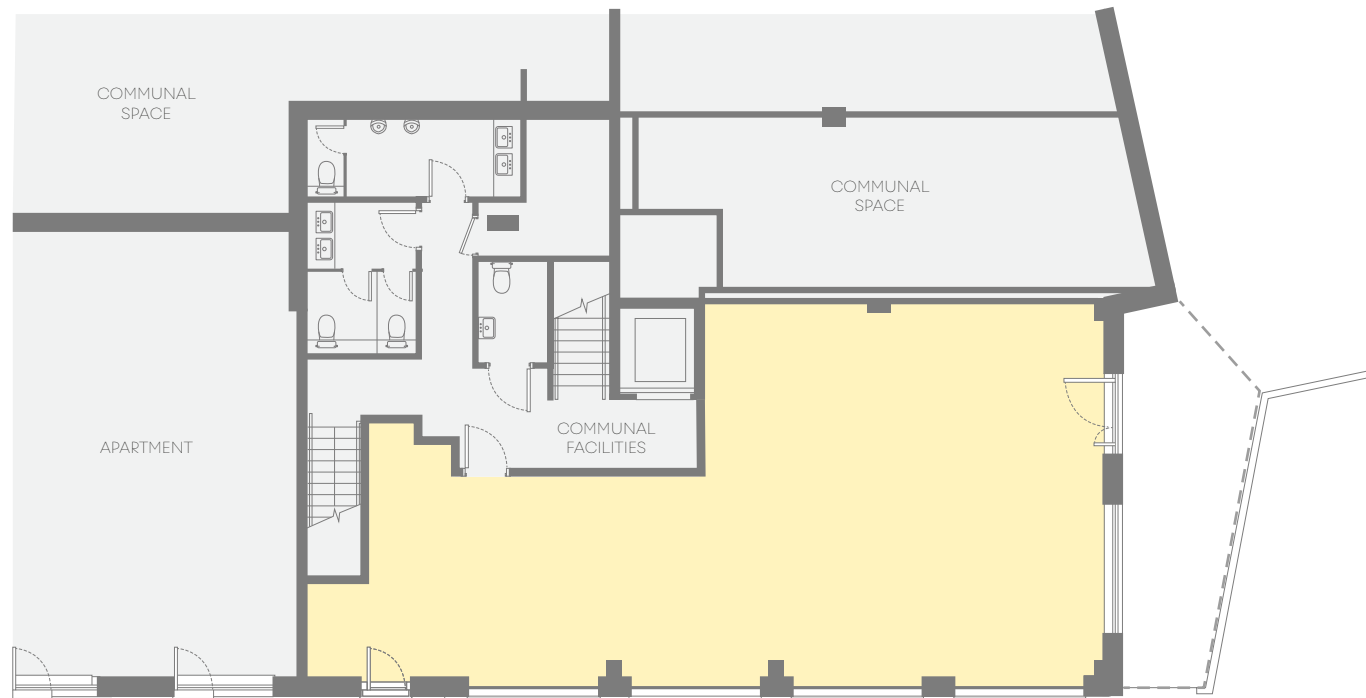
- TERMS:** The unit is available by way of a new full repairing and insuring lease for a term to be agreed
- RENT:** £45,000 per annum exclusive
- AVAILABILITY:** Spring / Summer 2021
- PLANNING:** The premises have consent for uses within Classe E
- RATES:** Interested Parties are advised to verify with the Local Rating Authority (www.voa.gov.uk)
- VAT:** All prices and rents quoted are exclusive of but may be liable to VAT
- COSTS:** Each party is to be responsible for their own legal costs
- EPC:** Available upon completion
- VIEWING:** Strictly by appointment with the agent



Unit B 1,159 sq.ft.

Lower Pump Room

- TERMS:** The unit is available by way of a new full repairing and insuring lease for a term to be agreed
- RENT:** £24,000 per annum exclusive
- AVAILABILITY:** Summer 2021
- PLANNING:** The premises have consent for uses within Class E
- RATES:** Interested Parties are advised to verify with the Local Rating Authority (www.voa.gov.uk)
- VAT:** All prices and rents quoted are exclusive of but may be liable to VAT
- COSTS:** Each party is to be responsible for their own legal costs
- EPC:** Available upon completion
- VIEWING:** Strictly by appointment with the agent



Unit C 1,516 sq.ft.

Retail / Corner Unit

TERMS: The unit is available by way of a new full repairing and insuring lease for a term to be agreed

RENT: £45,000 per annum exclusive

AVAILABILITY: Summer 2022

PLANNING: The premises have consent for uses within Class E

RATES: Interested Parties are advised to verify with the Local Rating Authority (www.voa.gov.uk)

VAT: All prices and rents quoted are exclusive of but may be liable to VAT

COSTS: Each party is to be responsible for their own legal costs

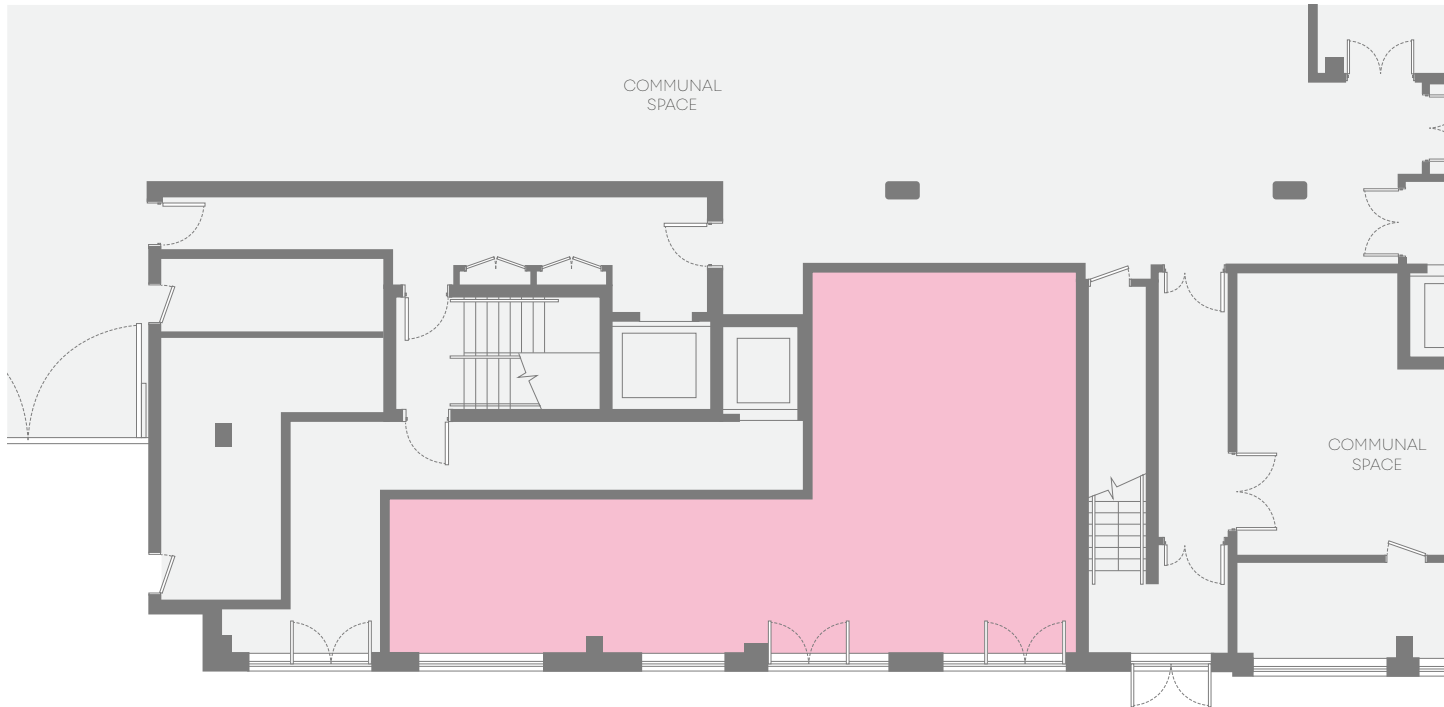
EPC: Available upon completion

VIEWING: Strictly by appointment with the agent



Unit D 852 sq.ft.

Commercial Unit



TERMS: The unit is available by way of a new full repairing and insuring lease for a term to be agreed

RENT: £19,000 per annum exclusive

AVAILABILITY: Summer 2021

PLANNING: The premises have consent for uses within Class E

RATES: Interested Parties are advised to verify with the Local Rating Authority (www.voa.gov.uk)

VAT: All prices and rents quoted are exclusive of but may be liable to VAT

COSTS: Each party is to be responsible for their own legal costs

EPC: Available upon completion

VIEWING: Strictly by appointment with the agent



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