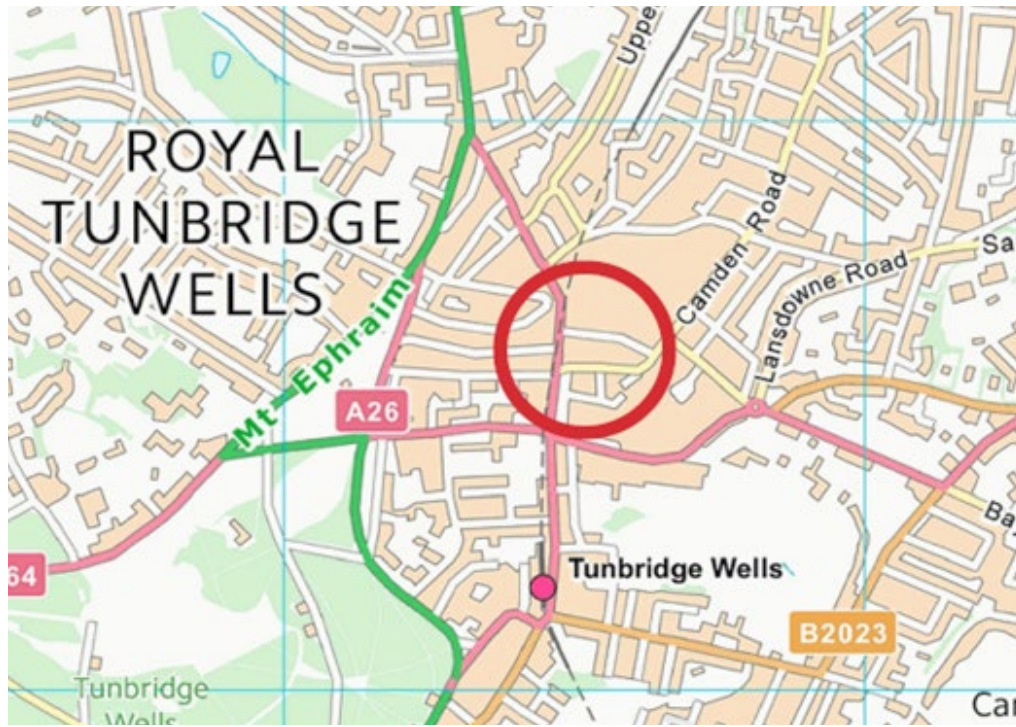


TUNBRIDGE WELLS

95-97 MOUNT PLEASANT ROAD TN1 1QG



Substantial Town Centre Character Property To Let
Suitable for Alternative Uses



LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa 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 character property occupies a prominent corner trading position on the west side of Mount Pleasant Road at its junctions with York Road and Monson Road, a short distance from the pedestrianised Calverley Road and the entrance to the **Royal Victoria Place Shopping Centre** which provides the town's primary multi-story car park.

Mount Pleasant Road connects the High Street to the primary retail pitch on Calverley Road and comprises a strong mix of banks, national and independent retailers, and restaurants. The property is close to **Metro Bank, JD Wetherspoon, WHSmith, Specsavers and HSBC**, with **Mountain Warehouse, Fat Face, Caffé Nero, Costa and Prezzo** in the immediate vicinity.

Royal Victoria Place Shopping Centre is anchored by **Marks and Spencer, Fenwick and Next**, whilst key tenants include **Boots, Wilko, JD Sports, Pandora, Sports Direct and Pure Gym**.



ACCOMMODATION

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

Ground Floor	390.10 sq m	4,199 sq ft
First Floor	387.59 sq m	4,172 sq ft
Second Floor	445.00 sq m	4,790 sq ft
Total Floor Area	1,222.69 sq m	13,161 sq ft

The property benefits from rear access, loading bay and goods lift.

TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rent on application.

ENERGY PERFORMANCE CERTIFICATE

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

www.cradick.co.uk

Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001

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RATING ASSESSMENT

Current Rateable Value £183,000
Rate in the £ (2020/21) 51.2p

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

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information including EPC and floor plans or to arrange an inspection of the property, please contact:

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Subject to Contract & Vacant Possession

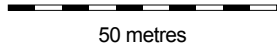
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AERIAL VIEW OF TUNBRIDGE WELLS





Experian Goad Plan Created: 04/02/2021
Created By: Cradick Retail



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