

# TUNBRIDGE WELLS

37 GROSVENOR ROAD TN1 2AN



Shop – To Let

## LOCATION

Royal Tunbridge Wells is a popular and affluent town in west Kent, situated approximately 40 miles south of London and approximately 30 miles north of Brighton. The town is well serviced by its road links, being situated close to the A21 and in turn the M25. Tunbridge Wells is popular with commuters due to regular direct trains to the capital with journey times of around an hour.

The subject property occupies a prominent trading position in a busy and popular part of the town, directly adjacent to **Creams Desserts**. Numerous multiple occupiers are nearby including **Poundland, Tesco, Santander, British Heart Foundation** and **Subway**, together with numerous good quality independent occupiers.

Pedestrianised Calverley Road and the Royal Victoria Shopping Centre is a short walk way away, together with the town's main shoppers' car parks. Fenwick Department Store is also in the immediate vicinity, which offers a further entrance into the shopping centre where occupiers include **Superdry, Caffe Nero, Top Shop** and **Boots**.

## ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor area:-

Ancillary	15.8 sq m	170 sq ft
Ground Floor Sales	156 sq m	1,680 sq ft
WC		
<b>Total</b>	<b>171.8 sq m</b>	<b>1,850 sq ft</b>

The property benefits from rear access via Rock Villa Lane.

## TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£32,500 per annum**, subject to a mid-term upward only rent reviews.

## ENERGY PERFORMANCE CERTIFICATE

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

## RATING ASSESSMENT

The rates at this property are to be re-assessed.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information, plans or to arrange an inspection of the property please contact agents:-

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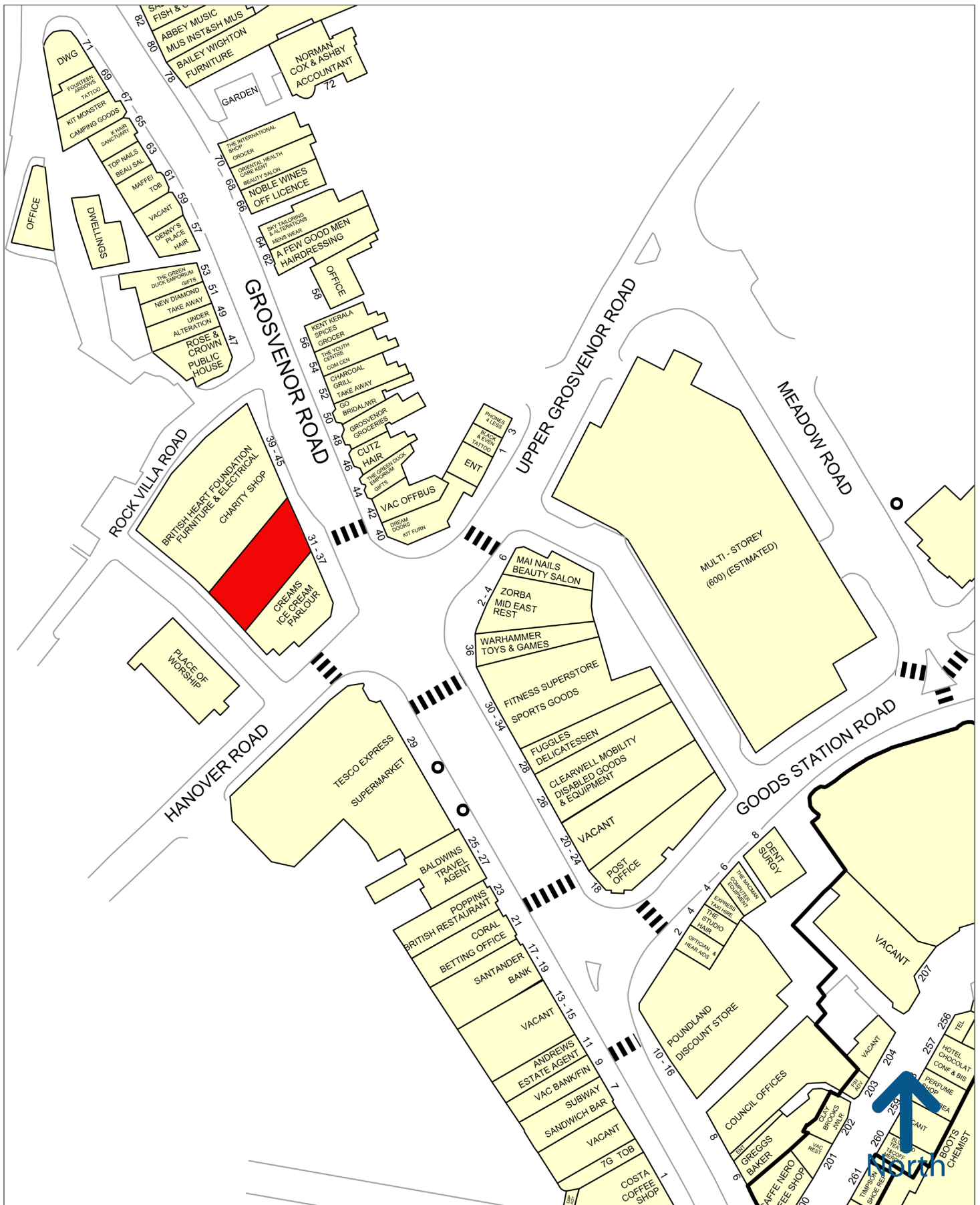
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50 metres

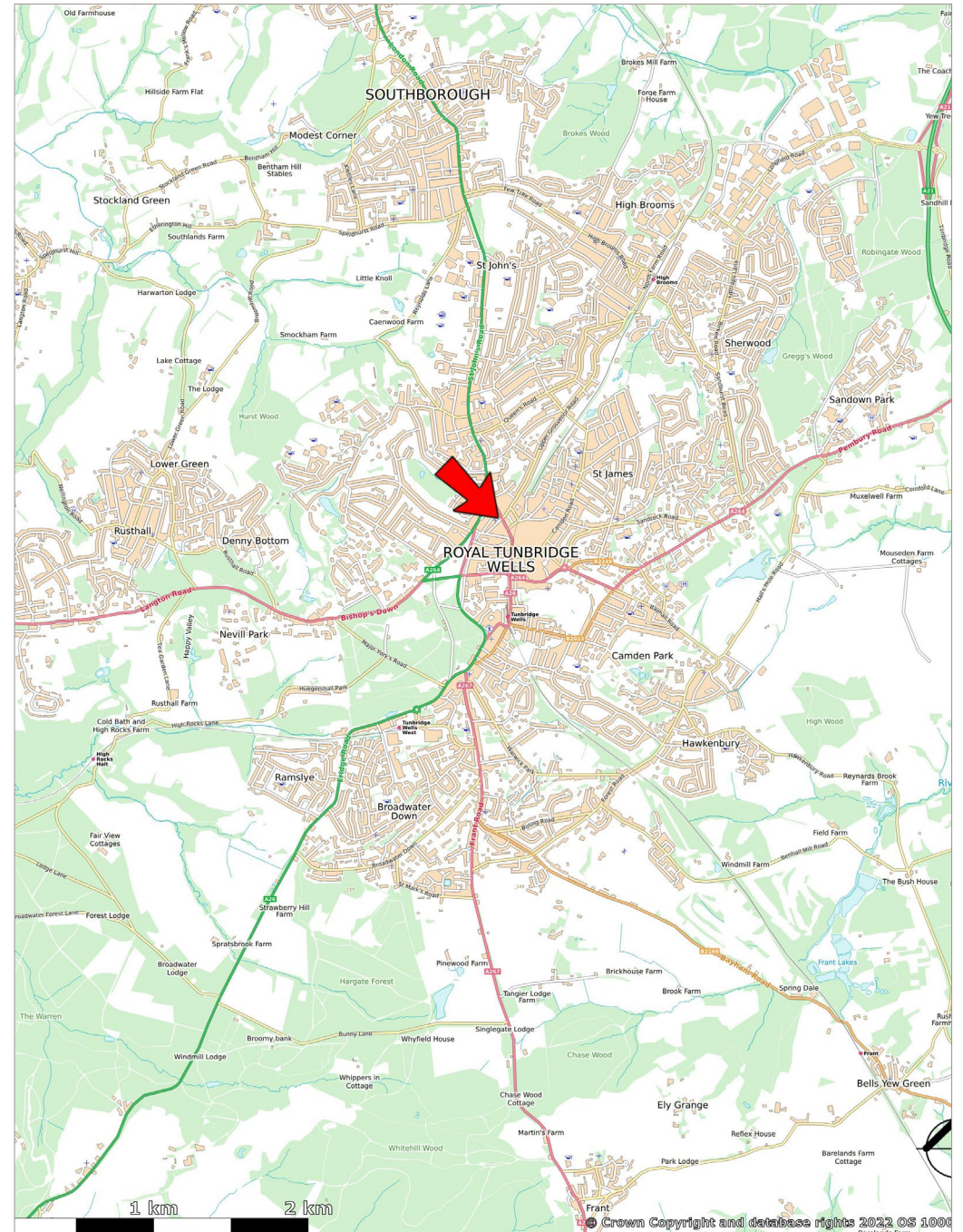
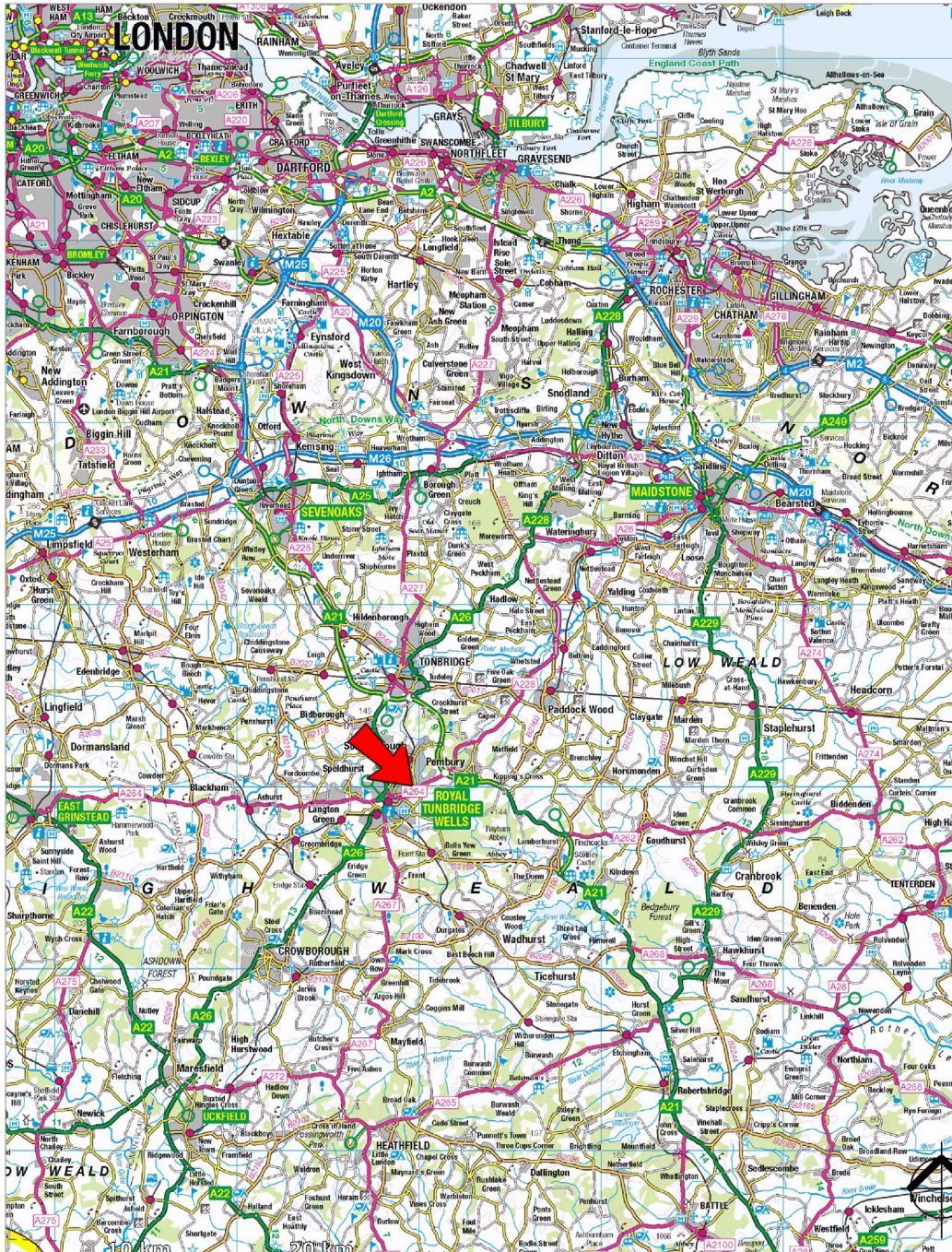
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