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# TUNBRIDGE WELLS 20-24 GROSVENOR ROAD TN1 2AR

SCHMIDT

Post Of

Prominent Triple Fronted Property To Let Adjacent to Post Office

KITCHENS AND INTERIOR SOLUTIONS - MADE TO

ROOKCASES

MEDIA UNITS

SCHM DT

BEDROOM FURNITL

HOME OFFICE

# LOCATION

The subject property occupies a prominent trading position in a busy and popular part of the town, immediately adjacent to the Post Office. Numerous multiple occupiers are nearby including Poundland, Tesco, Santander, Rush Hairdressing 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

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The property is arranged over ground and basement and considered suitable for retail, restaurant or medical, or potentially any other use within Class E of the Town & Country (Use Classes) Order. Approximate areas and dimensions as follows:

Gross Frontage	15.54 m	51 ft
Internal Width (max)	15.24 m	50 ft
Shop Depth	29.56 m	97 ft
Ground Floor Sales	361.1 sq m	3.887 sq ft
Basement Sales/Ancillary	324.2 sq m	3,490 sq ft
Total Floor Area	685.3 sq m	7,377 sq ft

Alternatively, our client would consider a split of the accommodation, subject to contract and covenant status.

### TERMS

A new effectively fully repairing and insuring lease for a term of years to be agreed is available, at a commencing rental of £69,000 per annum exclusive, subject to 5 yearly upward only rent reviews.

#### RATES

**Current Rateable Value** £69.500 Rate in the £ (2020/21) 51.2p

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

## ENERGY PERFORMANCE CERTIFICATE

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

# LEGAL COSTS

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

## CONTACT

For further information or to arrange an inspection of the property please contact agent:-

> Alex Standen 01892 707577 07770 935263 astanden@cradick.co.uk

#### Subject to Contract and VAT (if applicable)



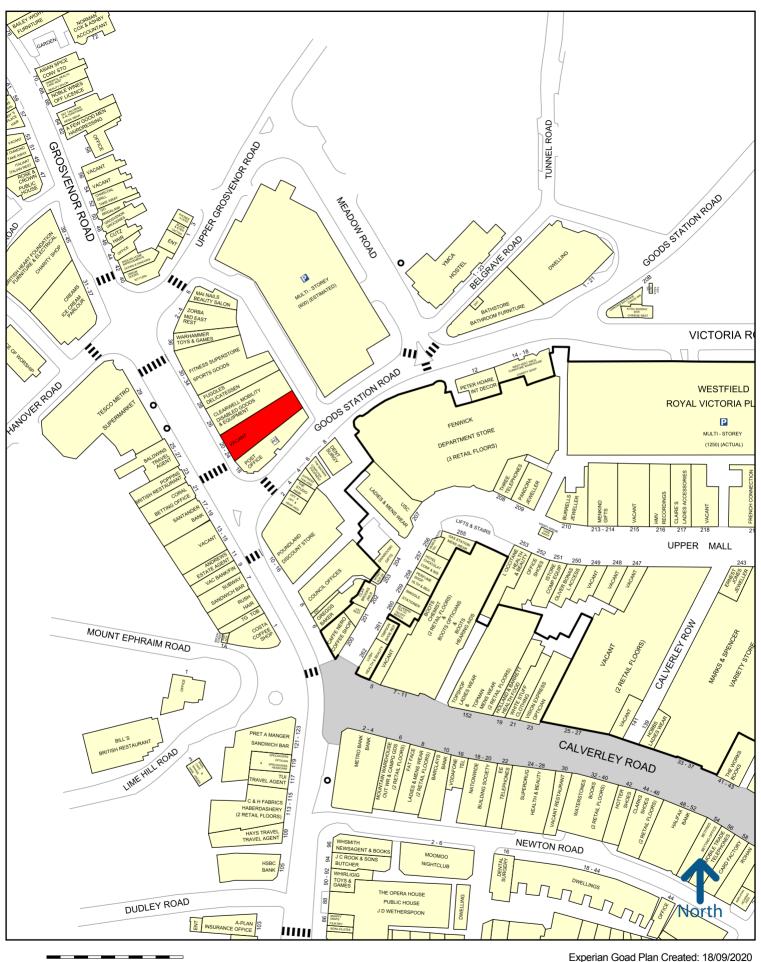


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50 metres



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