

TUNBRIDGE WELLS

20-24 GROSVENOR ROAD TN1 2AR



Prominent Triple Fronted Property To Let Adjacent to Post 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

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:-

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Subject to Contract and VAT (if applicable)

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