

# TUNBRIDGE WELLS

62 MOUNT PLEASANT ROAD TN1 1RB



Retail / Class E  
**TO LET**  
Ground & Basement  
1370 & 1120 sq ft

   
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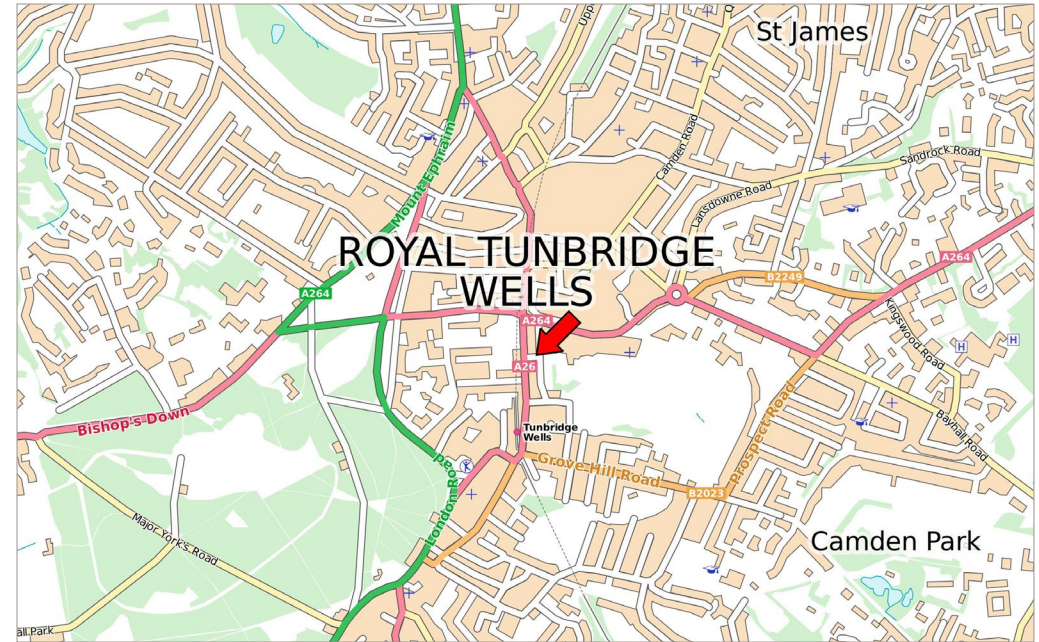
Retail Unit – To Let  
Prominent Corner Location

## LOCATION

Tunbridge Wells is an affluent town in north west Kent, approximately 35 miles south of central London. The town lies approximately 5 miles to the south of Tonbridge and 17.5 miles south-west of Maidstone.

The subject property is a prominent corner premises. Mount Pleasant Road is one of the principal retail districts leading from the Royal Victoria Place Shopping Mall down to the High Street. Tunbridge Wells train station is a short walk away, providing a direct service to London Bridge in approximately 50 minutes.

Other occupiers in this parade include **Wagamama**, **Russell & Bromley**, and **JoJo Maman Bébé**, with **Lloyds Bank**, **Bang & Olufsen** and **Jones Bootmaker** also being close by. **Closs & Hamblin** and **Bubba & Me** have recently opened on either side of the subject property and **Wagamama** has extended into 52 Mount Pleasant Road. **Bocca Social** is currently fitting out at 32-36 Mount Pleasant Road and **Black Sheep Coffee** have leased 27 with their fit out pending.



## ACCOMMODATION

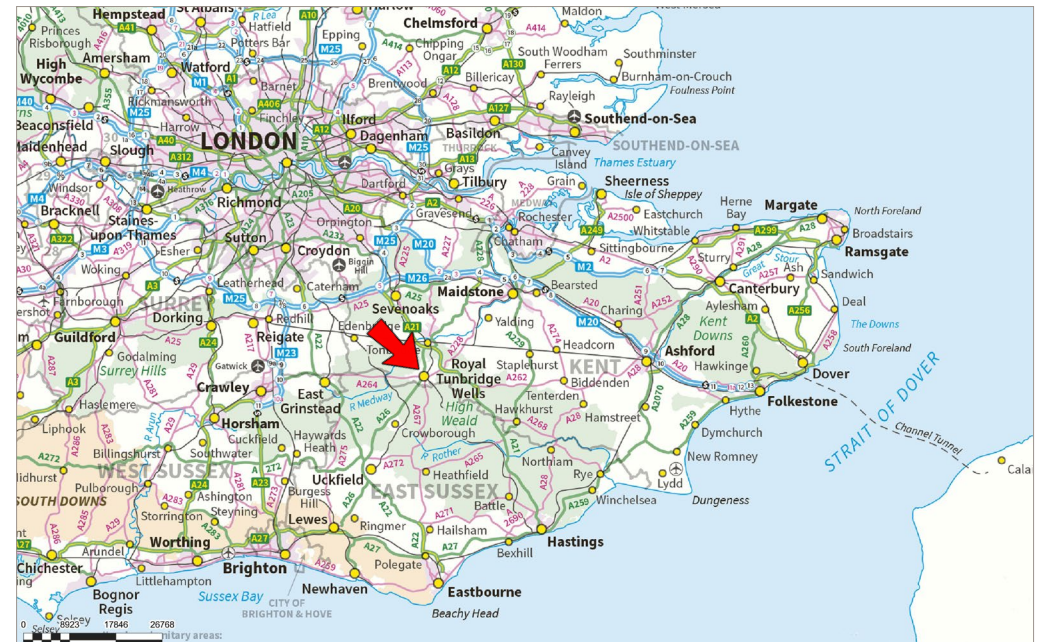
The property is arranged over ground floor and basement, with the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	127.28 sq m	1,370 sq ft
Basement Stores	104.05 sq m	1,120 sq ft
<b>Total</b>	<b>231.33 sq m</b>	<b>2,490 sq ft</b>
WCs		

The property benefits from air conditioning throughout.

## TERMS

A new lease is available by arrangement, at a commencing rent of **£45,000 per annum exclusive**.





## ENERGY PERFORMANCE CERTIFICATE

The property is rated within band D. A copy of the EPC is available on request.

## RATING ASSESSMENT

The rateable value is to be reassessed.

## 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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Subject to Contract

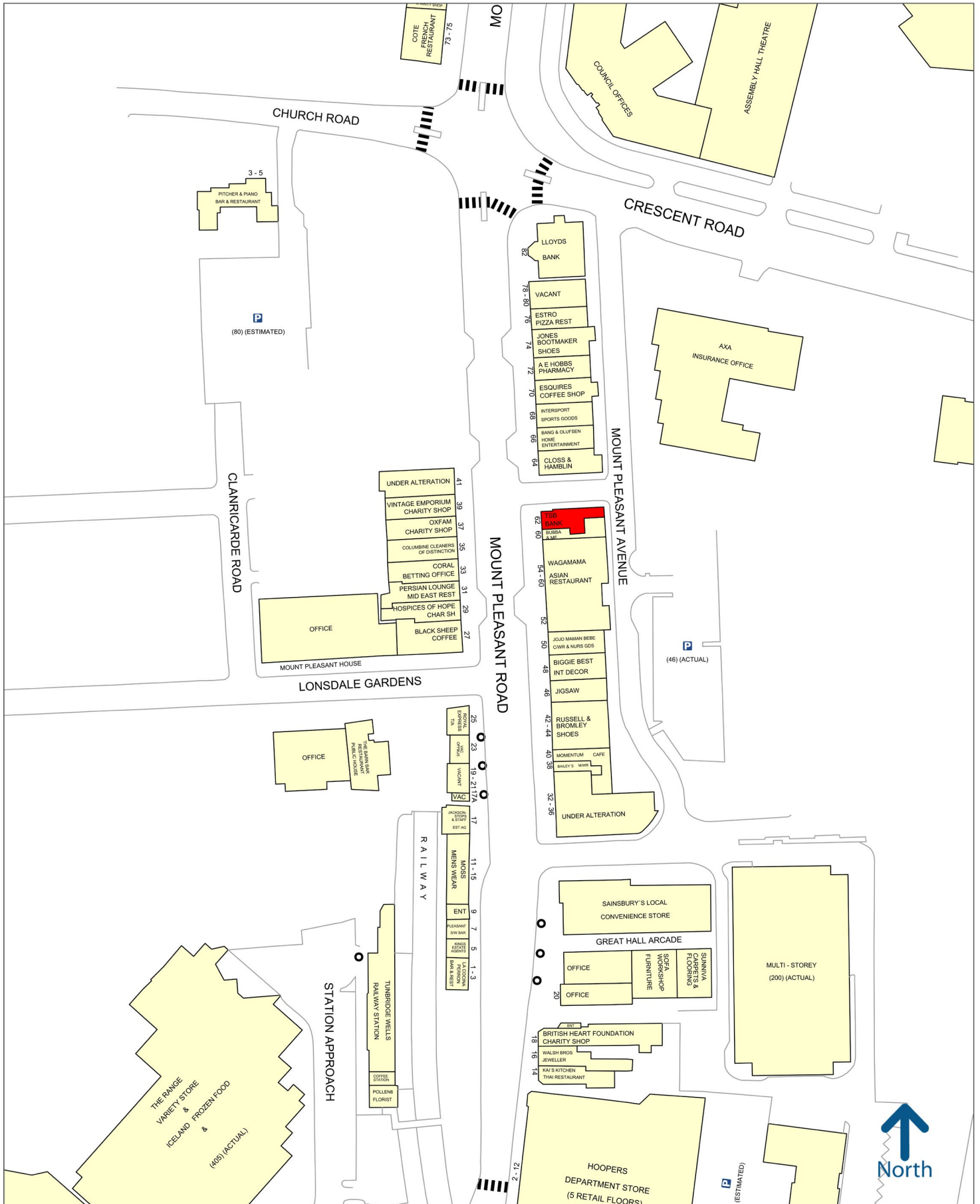
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50 metres

Experian Goad Plan Created: 09/03/2022  
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