

TUNBRIDGE WELLS

37 GROSVENOR ROAD TN1 2AN



REDUCED RENT

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		
Total	171.8 sq m	1,850 sq ft

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 **£27,000 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:-

Jack Pearman

01892 707511

07483 361559

jpearman@cradick.co.uk

Alex Standen

01892 707577

07770 935263

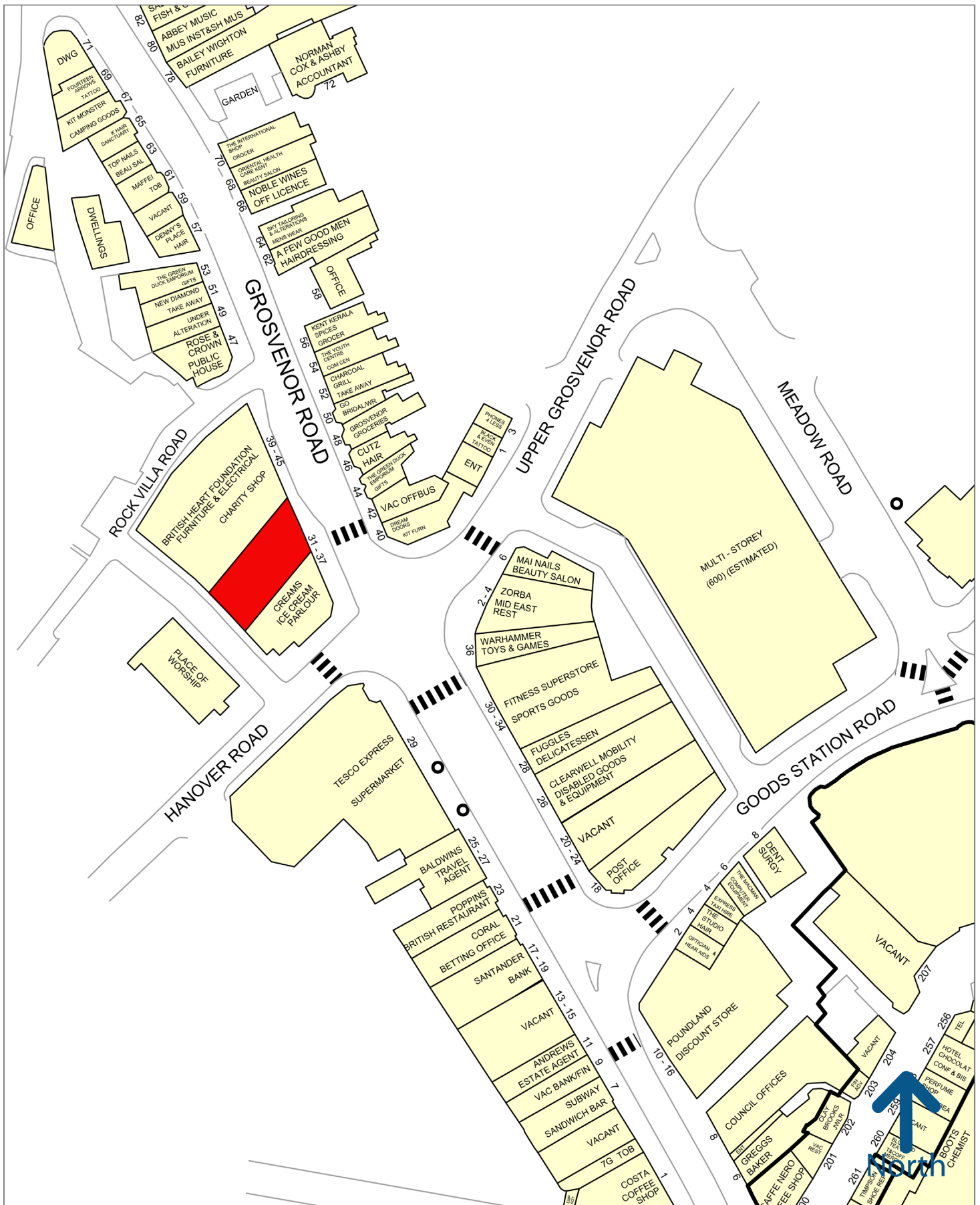
astanden@cradick.co.uk

Subject to Contract & Exclusive of VAT

www.cradick.co.uk

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





50 metres

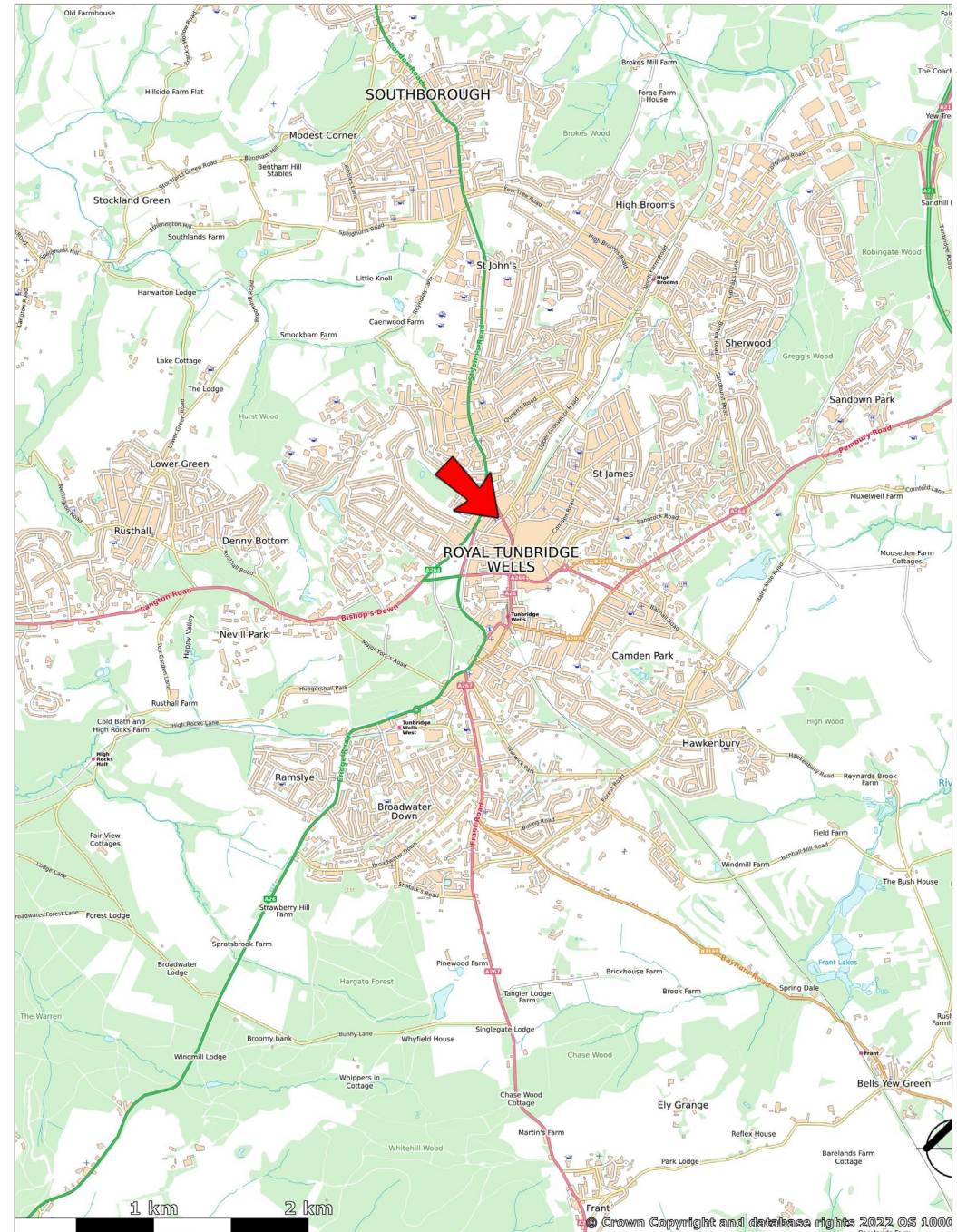
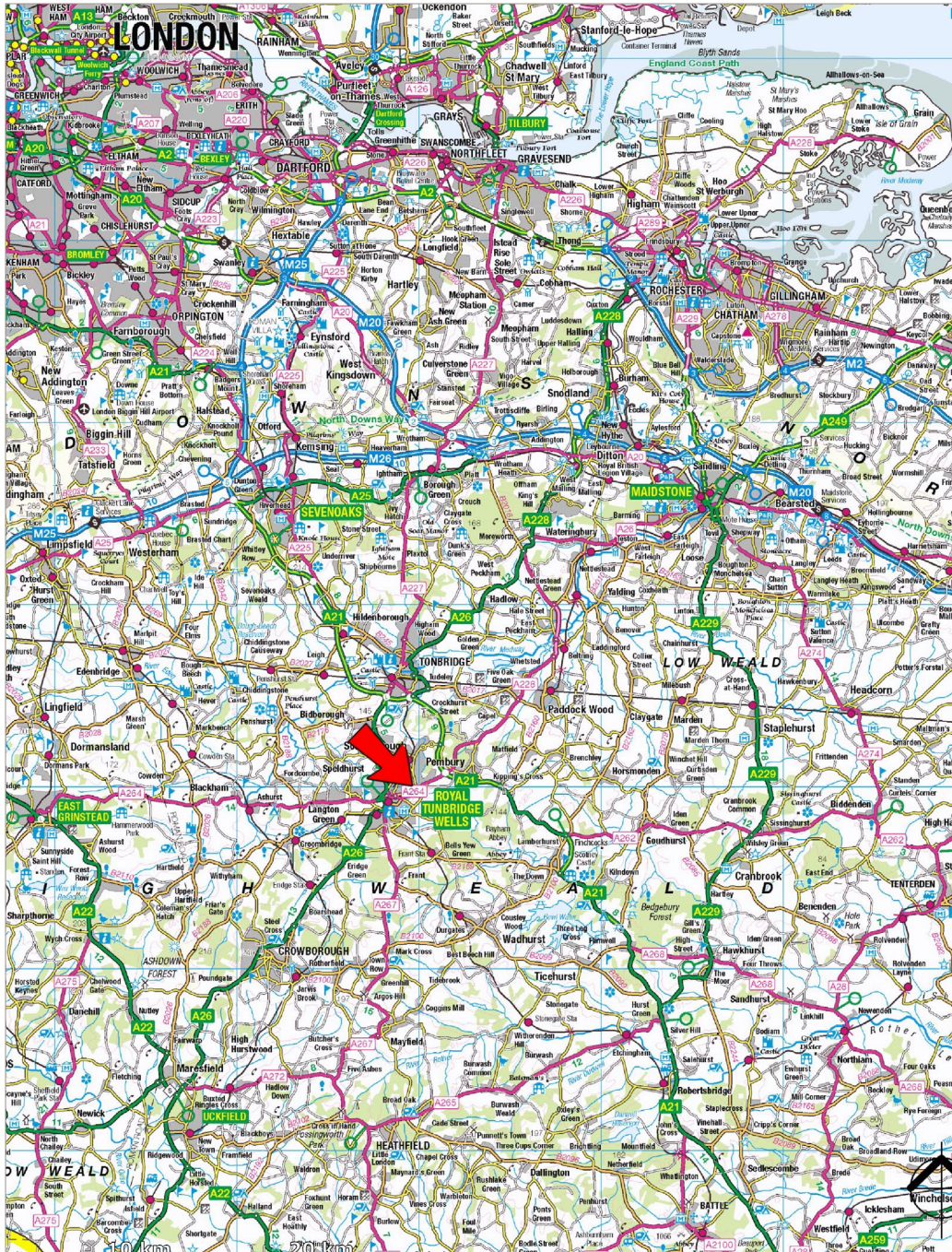
Experian Goad Plan Created: 19/08/2022

Created By: Cradick Retail



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



www.cradick.co.uk

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

@CradickRetail

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 2018 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.