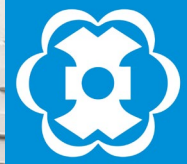


TUNBRIDGE WELLS

19 CALVERLEY ROAD TN1 2TH



**MOLYNEUX
ROSE**
020 7409 0130
143 New Bond Street, London, W1S 2TP

Retail Unit
To Let
Call on
020 7344 6881

ERS

Holland & Barrett
This store is now closed
We're still here to help, your nearest store is just across the road:
6 Calverley Walk
Tunbridge Wells
Kent
TN11 1TP

No 21 **White Stuff**

THE NO MEETINGS MORNING MEANDER
PETS WELCOME

Prime Shop – To Let

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town, situated c. 35 miles south east of London and 30 miles north east of Brighton. The town is served by excellent bus links to the surrounding areas and Tunbridge Wells train station is only a five minute walk from the subject property, providing a direct service to London Bridge in approximately 50 minutes.

The property occupies a prominent trading position on the pedestrianised section of Calverley Road a short distance from the entrance to the Royal Victoria Shopping Centre which provides the primary shopper's multi-story car park. Calverley Road comprises a strong mix of banks, national and independent retailers and restaurants. There have been recent lettings to **Trail Finders**, **Urban Outfitters** and **Kokoro** in the immediate vicinity. **Holland & Barrett**, the former tenants have also relocated to a larger premises opposite. Other notable occupiers in the immediate vicinity are, **Metro Bank**, **Superdrug**, **Barclays**, **Vodafone**, **Nationwide**, **White Stuff** and **EE** with **Caffé Nero**, **Pret A Manger**, **Costa** and **Specsavers** to name a few.

ACCOMMODATION

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

Gross Frontage	4.4 m	14 ft 6 ins
Shop Depth	19.8 m	65 ft 0 ins
Ground Floor	118.0 sq m	1,271 sq ft
First Floor Ancillary	36.7 sq m	396 sq ft
Second Floor Ancillary	33.5 sq m	361 sq ft
WC		
Total	188.2 sq m	2,028 sq ft

The property benefits from rear servicing.

ENERGY PERFORMANCE CERTIFICATE

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

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, at a commencing rental of **£55,000 per annum**, subject to a mid-term upward only rent reviews.

RATING ASSESSMENT

Current Rateable Value	£72,000
Rateable Value from 1st April 2023	£60,000
Rate in the £ (2022/23)	51.2p

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

LEGAL FEES

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

CONTACT

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

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk

Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk



Chris Tippetts
020 7409 0130
07831 244497

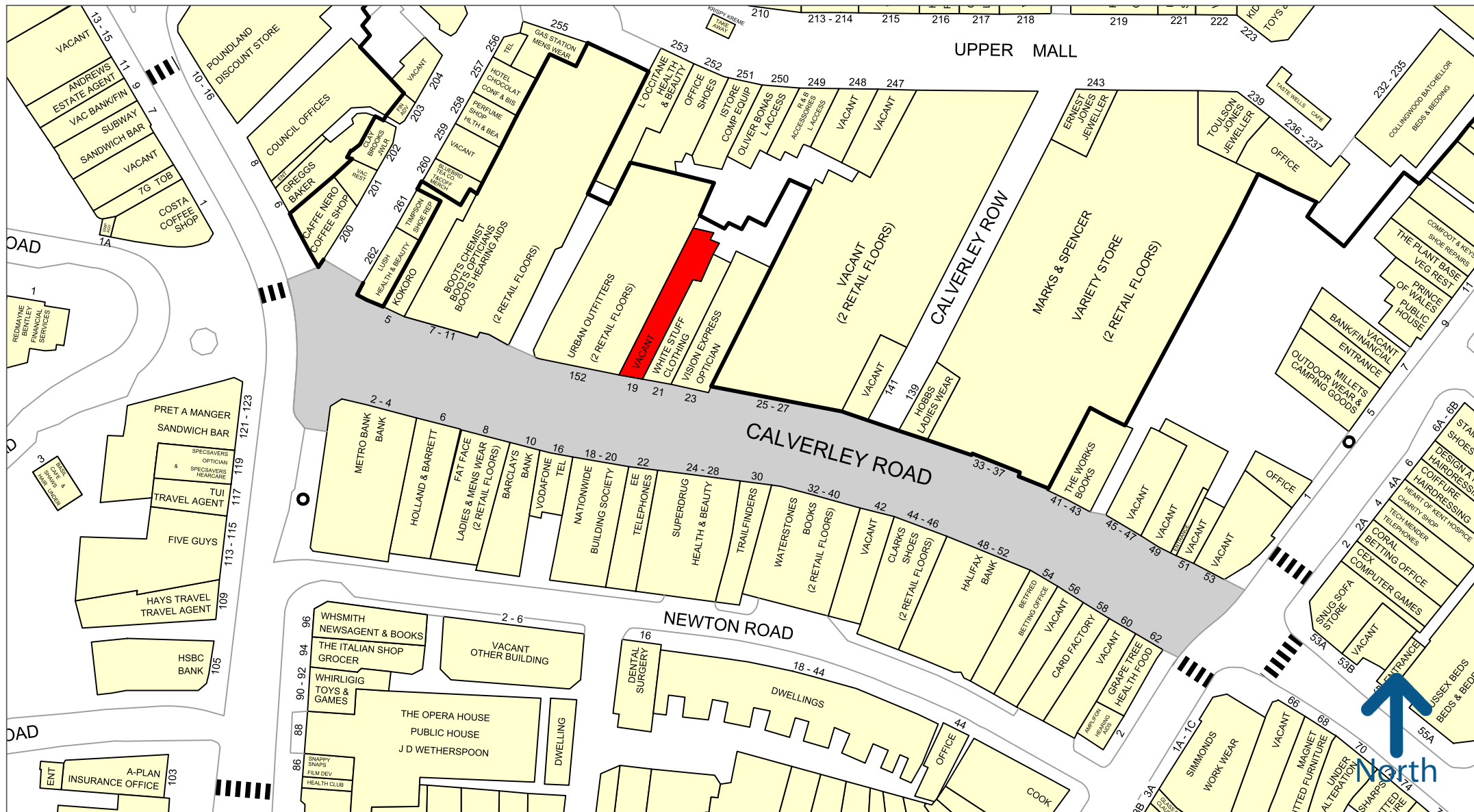
chris.tippetts@molyrose.co.uk

Subject to Contract and 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: 13/10/2022

Created By: Cradick Retail

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

