

TUNBRIDGE WELLS

71 ST JOHNS ROAD TN4 4TT



Hot Food Takeaway To Let In Busy Roadside Parade

LOCATION

Royal Tunbridge Wells is an attractive and affluent Kent spa town, situated c. 35 miles south east of London and 30 miles north of Brighton, with a population of 118,054 (2018 census).

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 town benefits from good road communications with the A21 dual carriageway providing access to Junction 5 of the M25 motorway approximately 14 miles to the north. In addition, the A26 provides a link to Brighton and Eastbourne to the south.

The property occupies a prominent trading position on St Johns Road amongst a number of other café and retail occupiers. The parade is surrounded by a strong residential catchment, and close to three large secondary schools. To the rear, the nearby John Street shopper's car park offers 64 spaces with 30 minutes free.

Occupiers of note within the immediate vicinity include **BP** to include **M&S Food, Esso** to include **Waitrose, Sainsbury's Local, Betfred, Costa** and **Tesco Express** to name a few. St Johns Road is also home to a number of other well regarded national and independent retailers and leisure operators.

ACCOMMODATION

The property is arranged over ground floor only with the following approximate dimensions and net internal floor area:-

Ground Floor Sales	62.33 sq m	671 sq ft
Ground Floor Store	103.77 sq m	1,117 sq ft
WC		
Total	166.10 sq m	1,788 sq ft

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£28,500 per annum**, subject to a mid-term upward only rent review.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£16,750
Rate in the £ (2022/23)	49.9p

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



Andrew Shackel
020 7409 3233
07973 629130
andrew@jsoprop.com

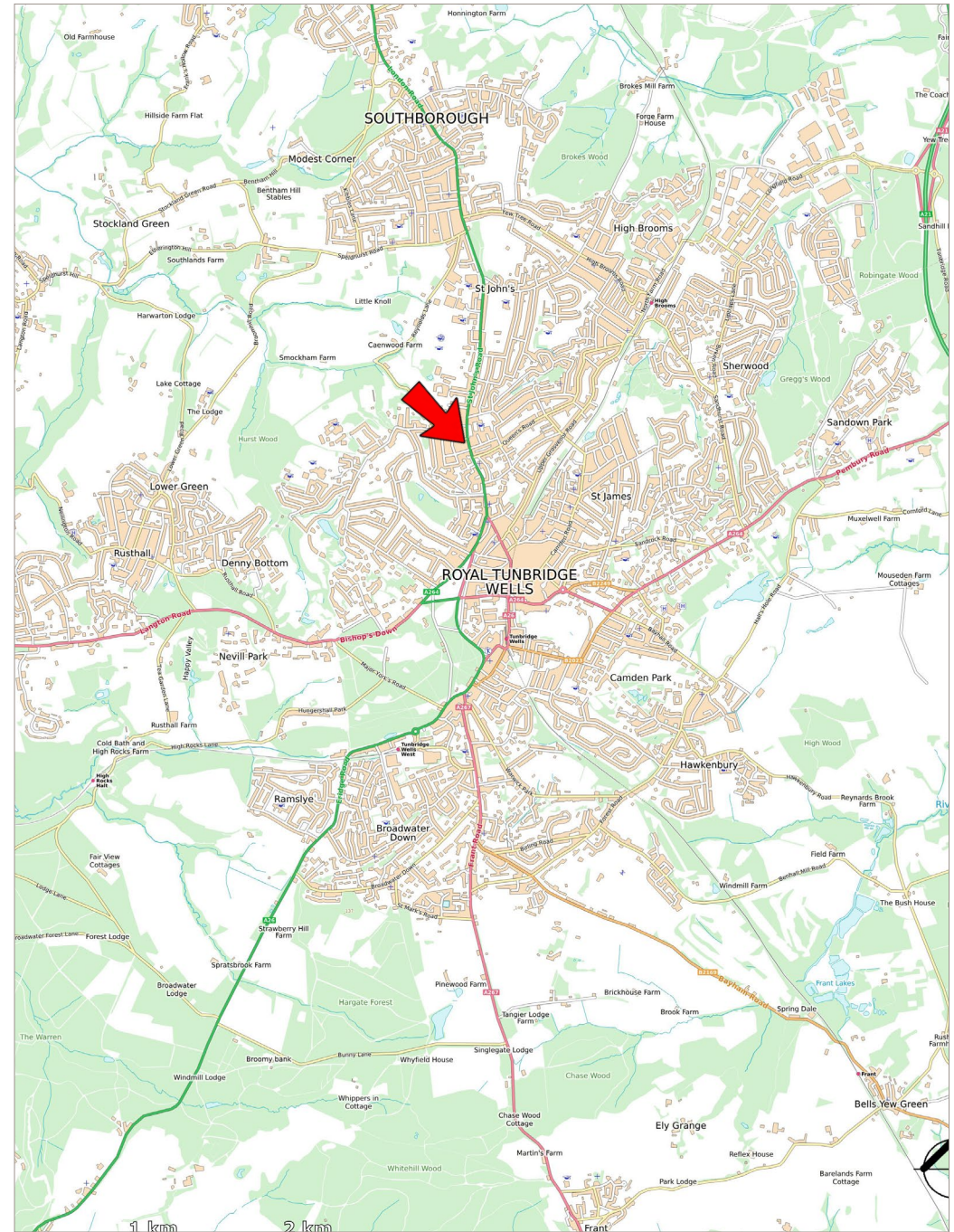
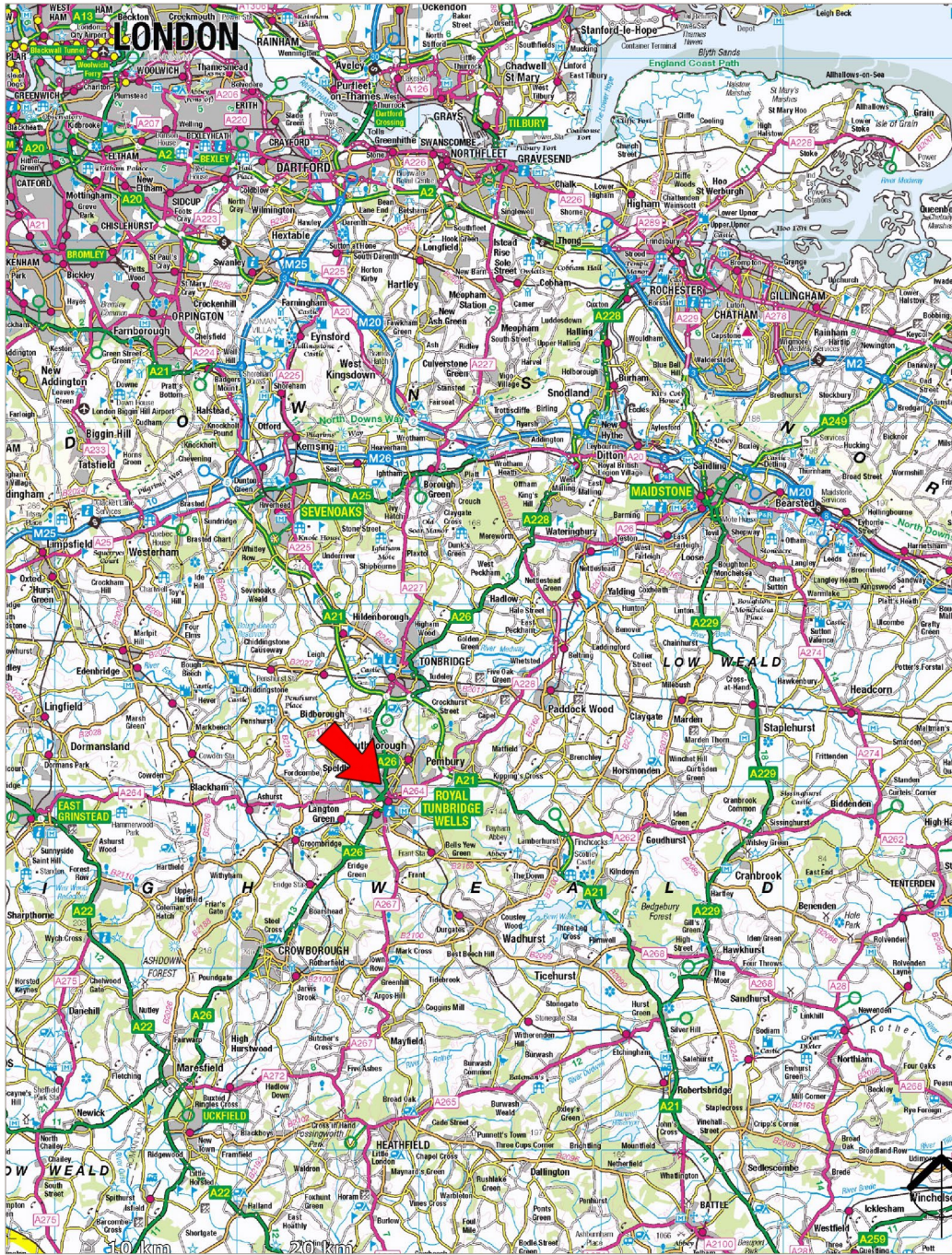
Subject to Contract & Exclusive of VAT

www.cradick.co.uk

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



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