

# TUNBRIDGE WELLS ST JOHNS ROAD TN4 9PE



# LOCATION

Royal Tunbridge Wells is an attractive and prosperous commuter town located in the heart of Kent, with an approximate population of 115,681. Located 9 miles south of Sevenoaks and 15 miles south-west of Maidstone. The town benefits from very good communications being situated adjacent to the A21 dual carriageway which provides a direct link to the M25 orbital motorway (11 miles to the north).

The property occupies a prominent position on St Johns Road amongst a number of café, retail and leisure 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 **Sainsbury's Local**, **Costa**, **Tesco Express** and **Cafe Basil** 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 on ground and part first floor, providing a children's nursery with ancillary offices, kitchen and staff facilities with an external play area with the following approximate dimensions and gross internal floor area:-

Ground Floor	325.1 sq m	3,500 sq ft
First Floor	1143.0 sq m	1,539 sq ft
Total	468.1 sq m	5,039 sq ft
Garden	207.8 sq m	2,237 sq ft

# ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.



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#### Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

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 autority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 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.

#### TERMS

The property is available by way of a new ten year effectively repairing and insuring lease at a commencing rent of **£80,000 per annum exclusive**.

## RATING ASSESSMENT

Current Rateable Value Rate in the £ (2023/24)

£39,000 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:-

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#### Subject to Contract and Exclusive of VAT







