



Nursery Opportunity To Let



## 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
<b>Total</b>	<b>468.1 sq m</b>	<b>5,039 sq ft</b>
Garden	207.8 sq m	2,237 sq ft

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## 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	£39,000
Rate in the £ (2023/24)	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:-

Jack Pearman  
01892 707511  
07483 361559  
[jpearman@cradick.co.uk](mailto:jpearman@cradick.co.uk)

Alex Standen  
01892 707577  
07770 935263  
[astanden@cradick.co.uk](mailto:astanden@cradick.co.uk)

Subject to Contract and Exclusive of VAT





