

TUNBRIDGE WELLS

109 MOUNT PLEASANT ROAD TN1 1QR



Freehold For Sale

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 corner trading position on the west side of Mount Pleasant Road. Mount Pleasant Road connects the High Street to the primary retail pitch on Calverley Road and comprises a strong mix of banks, national and independent retailers, and restaurants. The property is close to **Metro Bank**, **JD Wetherspoon**, **WHSmith**, **Specsavers** and **HSBC**, with **Caffé Nero**, **Costa** and **Prezzo** in the immediate vicinity.

DESCRIPTION

The property comprises the freehold of the vacant ground floor shop, with the following approximate area:-

Ground Floor	92 sq m	990 sq ft
---------------------	----------------	------------------

The first and second floors have been sold on a 250 year lease.

TERMS

Offers are sought in the region of **£500,000 (five hundred thousand pounds)** for the freehold interest.

ENERGY PERFORMANCE CERTIFICATE

The ground floor is currently rated within band B. The first and second floors are currently rated within band D. Copies of the EPCs are available on request.

RATING ASSESSMENT

To be reassessed.

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:-

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk

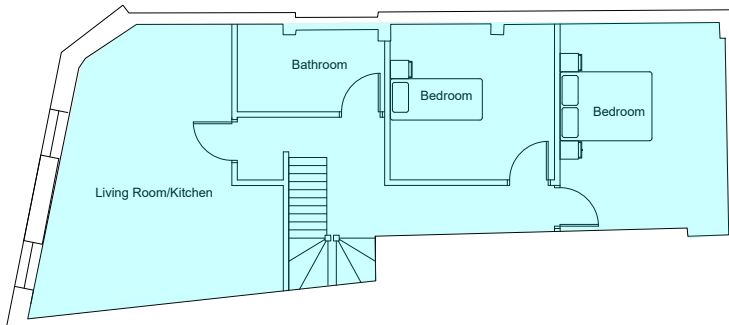
Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk

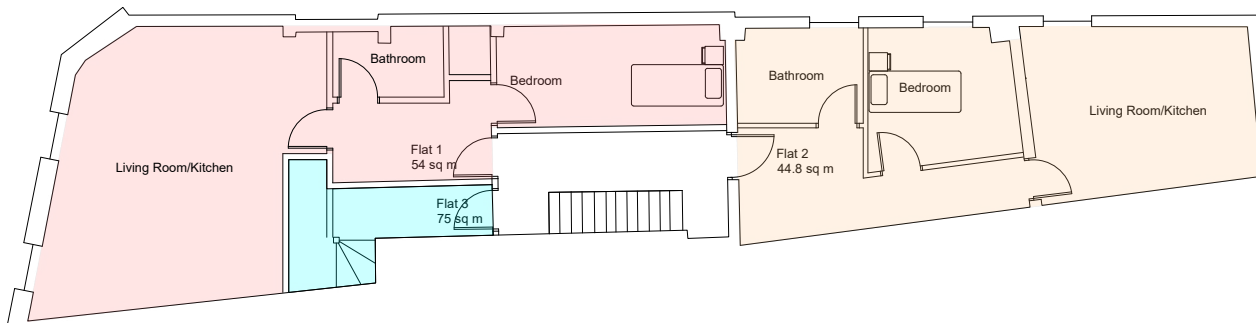
Subject to Contract & Exclusive of VAT



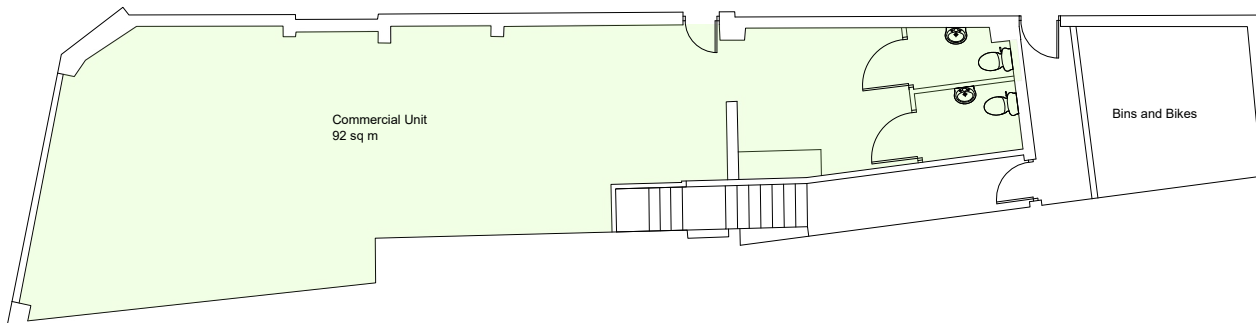
PLANS




Second Floor



First Floor



Ground Floor



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS • PROPERTY ADVISORS

Address : Old Library House, 4 Dean Park Crescent, Bournemouth, BH1 1LY
 Telephone : 01202 551821 Email : j.barker@ellis-partners.co.uk
 Fax : 01202 557310 Web : www.ellis-partners.co.uk

Project: **109 Mount Pleasant Rd
Tunbridge Wells, Kent**

Drawing Title: **Sketch Layout**

Drawing No: SK-001	Rev: -
Scale: 1:50 @ A1	Date: 07.12.21
	Drawn: JRB



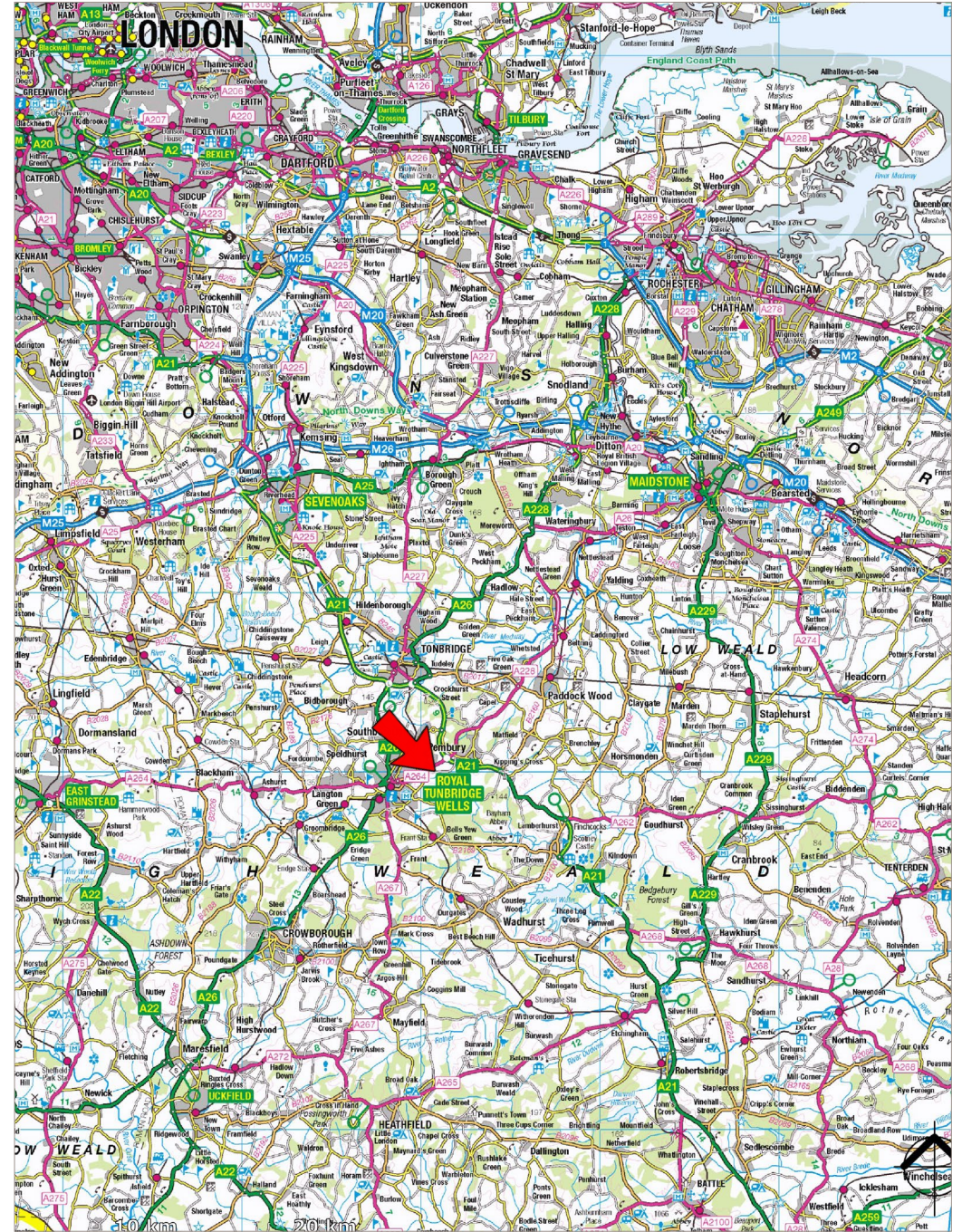
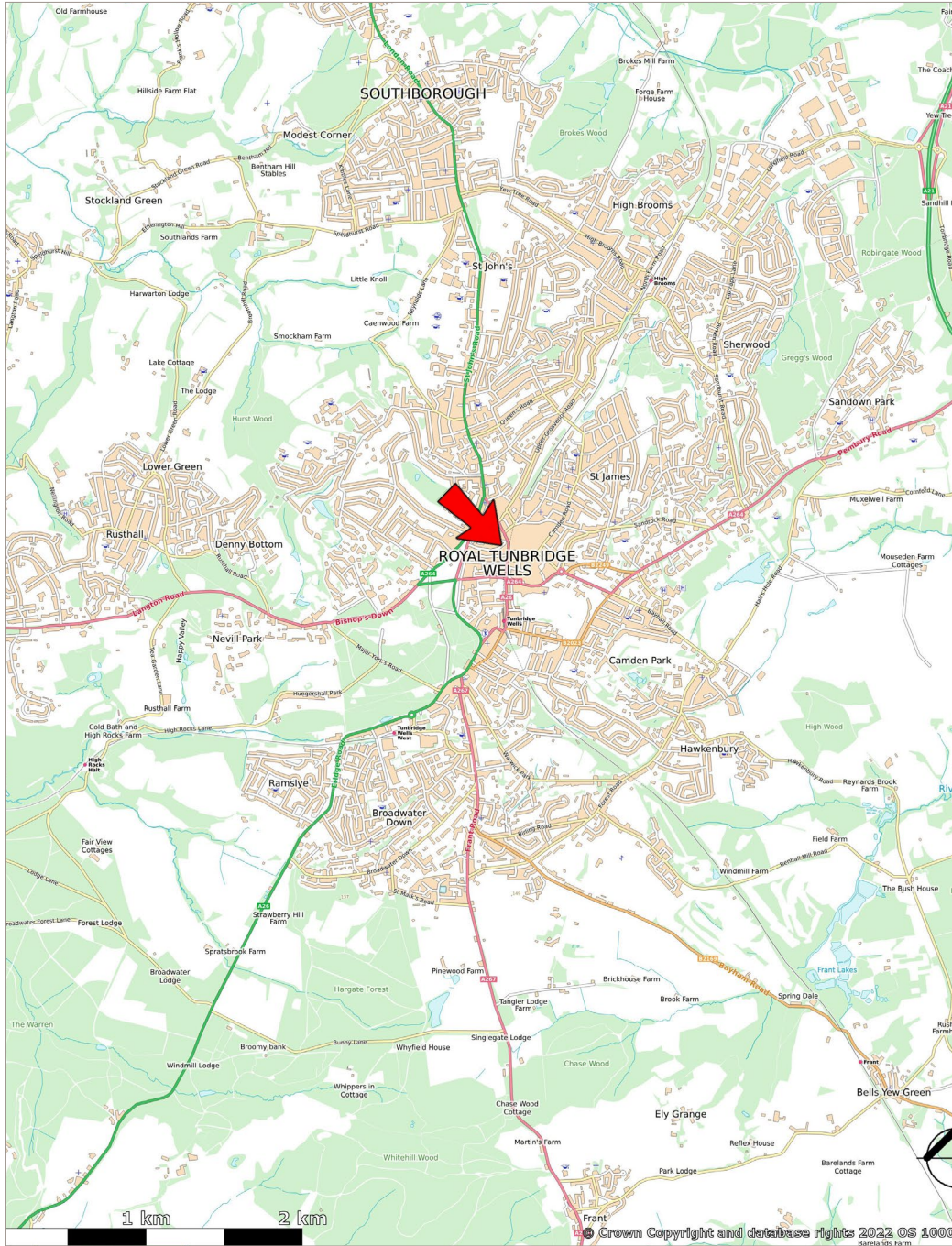
50 metres

Experian Goad Plan Created: 28/10/2022
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

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 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 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.