

TUNBRIDGE WELLS

61 CALVERLEY ROAD TN1 2UJ



Shop To Let/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 trading position on Calverley Road directly adjacent to **Giggling Squid**, a short distance from the entrance to the Royal Victoria Shopping Centre which provides the primary shopper's multi-story car park. Crescent Road Car Park is also nearby and offers 1,085 spaces.

The pitch is home to a mix of good quality independent and national retail and food & beverage operators including **Giggling Squid, Town House, Sucheera, Magnet Kitchens, Sussex Beds, Sharps, Grape Tree, Card Factory** and **Cook**.

ACCOMMODATION

The property is principally arranged over ground floor, with a rear garden and basement, with the following approximate dimensions and net internal floor area:-

Gross Frontage	9.4 m	31 ft
Ground Floor Sales	158.0 sq m	1,701 sq ft
Basement	80.8 sq m	870 sq ft
WC		
Total	238.8 sq m	2,571 sq ft

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 ten year effectively repairing and insuring lease, at a commencing rent of **£40,000 per annum exclusive**, or on the basis of a new 999 year lease. Offers of **£500,000 (five hundred thousand pounds)** are invited for the virtual freehold.

RATING ASSESSMENT

Current Rateable Value	£60,000
Rate in the £ (2024/25)	54.6p

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



Experian Goad Plan Created: 05/05/2023

Created By: Cradick Retail

For more information on our products and services:

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