

TUNBRIDGE WELLS

1 HIGH STREET TN1 1UL



Shop – To Let

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, with a population of 115,300 (2021 census). The property is a opposite Tunbridge Wells station providing a direct service to London Bridge in approximately 50 minutes.

The property occupies a prominent position on the eastern side of the High Street. Nearby occupiers include **Café Nero, Gails, The White Company, The Ivy, Mint Velvet, Sainsbury's** and **Hoopers Department Store**.

ACCOMMODATION

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

Frontage	8.83 m	29 ft
Ground Floor Sales	69.67 sq m	750 sq ft
Ancillary	10.21 sq m	110 sq ft
WC		
Basement	37.16 sq m	400 sq ft
Total GIA	117.04 sq m	1,260 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease, at a commencing rent of **£50,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£36,000
Rate in the £ (2025/26)	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

Alex Standen
01892 707577
07770 935263
astanden@cradick.co.uk

Subject to Contract and Exclusive of VAT



50 metres

Experian Goad Plan Created: 09/01/2025
Created By: Cradick Retail