

TUNBRIDGE WELLS

18 GROSVENOR ROAD TN1 2AD



Prominent Corner Shop To Let

LOCATION

Royal Tunbridge Wells is a popular and affluent town in West Kent, situated approximately 40 miles south of London and approximately 30 miles north of Brighton. The town is well serviced by its road links, being situated close to the A21 and in turn the M25. Tunbridge Wells is popular with commuters due to regular direct trains to the capital with journey times of around an hour.

The subject property occupies a prominent corner trading position on Grosvenor Road, a busy and popular part of the town, directly adjacent to **Taco Bell**. Numerous multiple occupiers are nearby including **Poundland**, **Tesco**, **Santander**, **Costa**, **Pret a Manger**, **German Doner Kebab**, and **Subway**, together with numerous good quality independent occupiers.

Pedestrianised Calverley Road and the Royal Victoria Shopping Centre is a short walk way away, together with the town's main shoppers' car parks. **Fenwick Department Store** is also in the immediate vicinity, which offers a further entrance into the shopping centre where occupiers include **Urban Outfitters**, **Caffe Nero**, **Pret a Manger** and **Boots**.

ACCOMMODATION

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

Gross Frontage	15.5 m	51 ft 0 ins
Internal Width (max)	7.7 m	25 ft 6 ins
Shop and Built Depth	27.2 m	89 ft 6 ins
Basement	42.1 sq m	454 sq ft
Ground Floor Sales	170.9 sq m	1,840 sq ft

The property benefits from rear access.

TERMS

The property is available by way of a new ten year effectively repairing and insuring lease at a commencing rent of **£35,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

To be assessed.

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

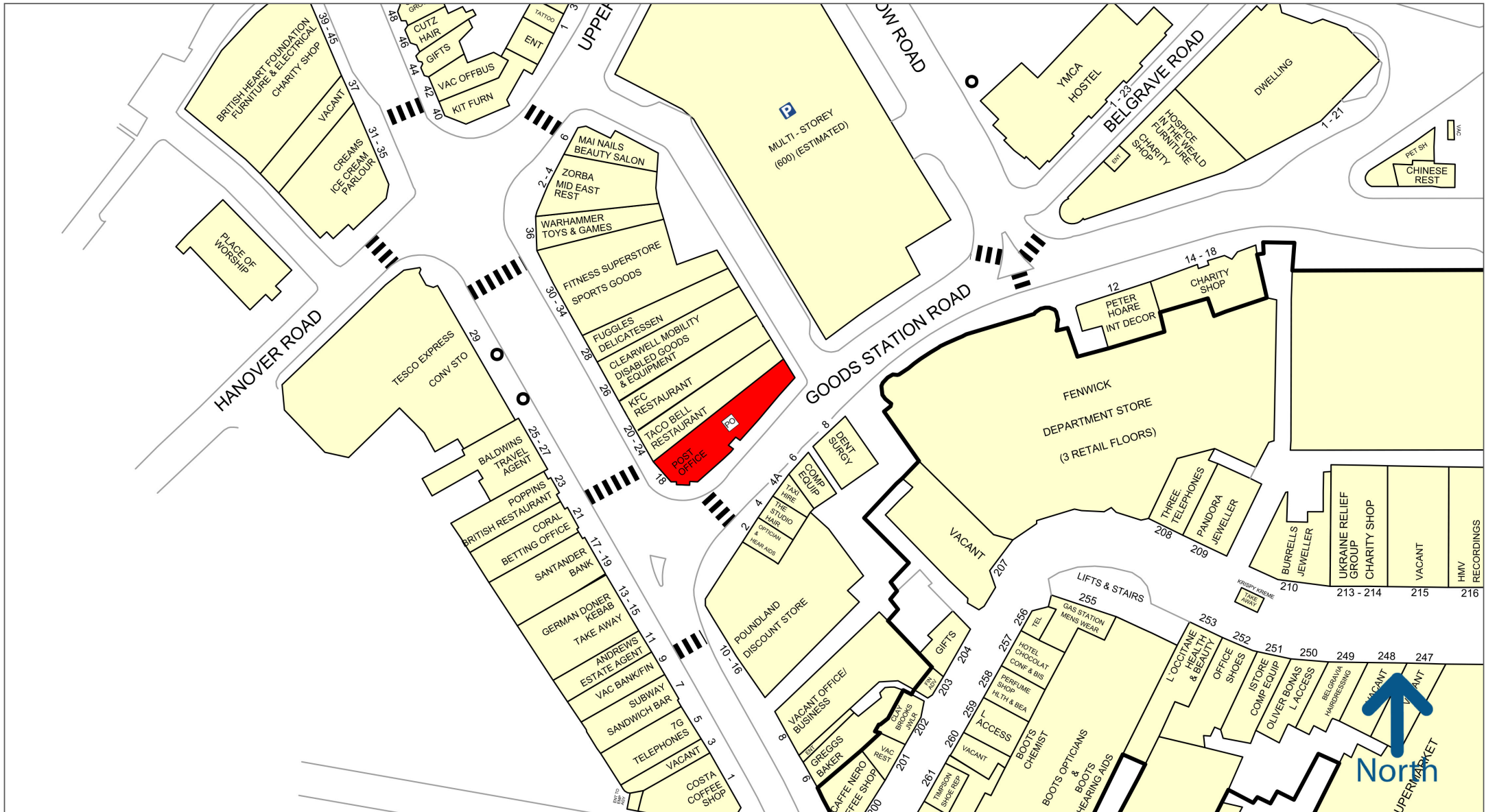
01892 707577

07770 935263

astanden@cradick.co.uk

Subject to Contract and Exclusive of VAT





50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights
2022. OS 100019885

Experian Goad Plan Created: 08/09/2023

Created By: Cradick Retail

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

