

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

Centrally Located Retail Premises

14 Crescent Road Tunbridge Wells TN1 2LU



- GROUND FLOOR RETAIL UNIT TOGETHER WITH GOOD USEABLE BASEMENT
- Good Condition Throughout
- WC & Kitchen Facility
- New Lease Available
- Rent: £15,000 pax.
- Rateable Value £9200 as at 1st April 2023.

Further information from:

SHANE RAGGETT 01892 512422

shane.raggett@broadlands.co.uk

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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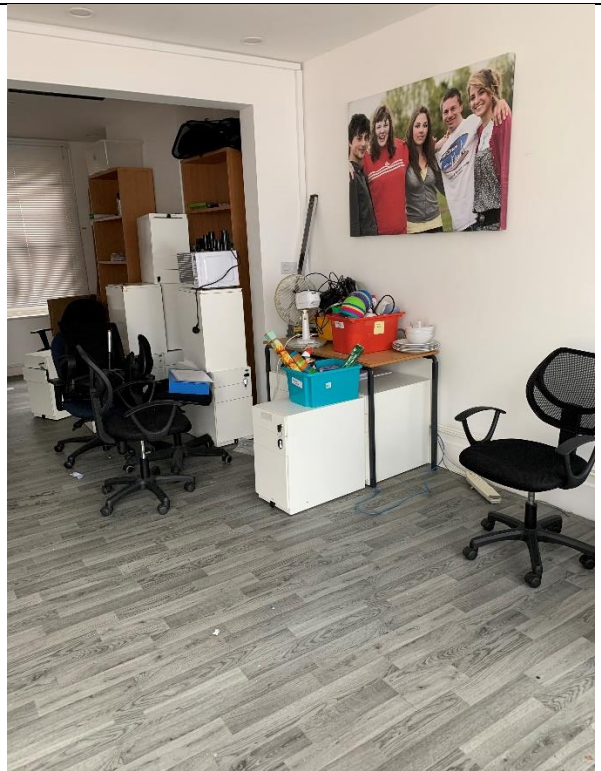
Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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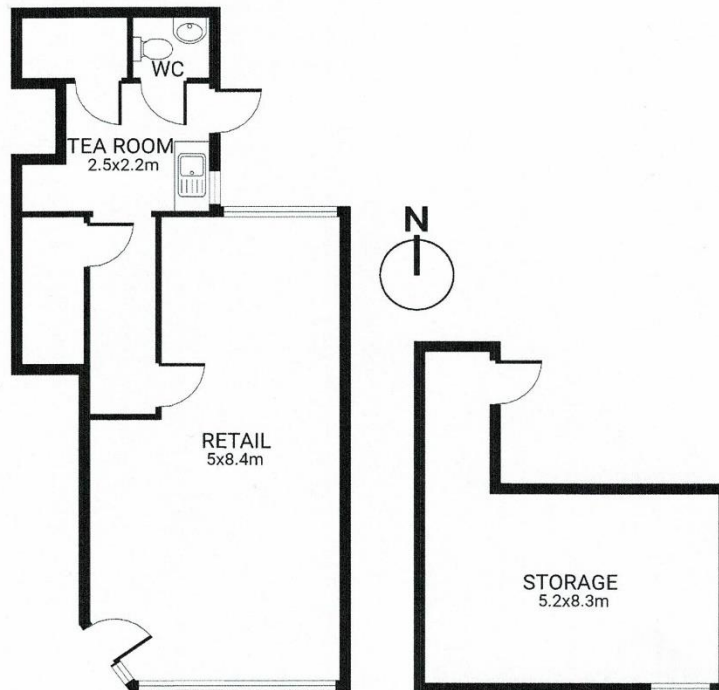
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0800 170 1201
admin@easyepc.org
www.easyepc.org

Easy EPC

Property Surveyors, Building Regulation Compliance Experts



14 Crescent Road, Tunbridge Wells, Kent, TN1 2LU

Approx 145m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. While all efforts have been made to ensure its accuracy at time of print, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement

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English | [Cymraeg](#)

Energy performance certificate (EPC)

14 Crescent Road TUNBRIDGE WELLS TN1 2LU	Energy rating	Valid until:	30 October 2034
	C	Certificate number:	2165-3920-8541-8398-5421

Property type	Retail/Financial and Professional Services
Total floor area	70 square metres

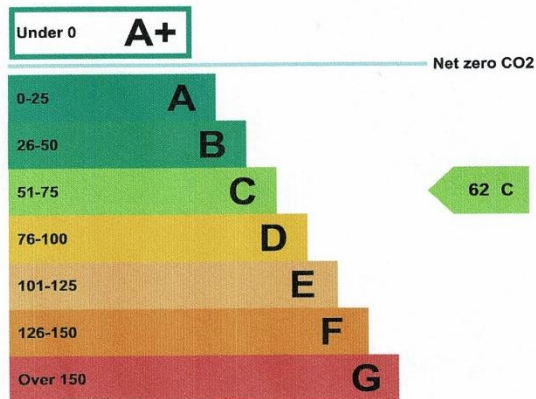
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

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