

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

RETAIL PREMISES

TO LET

TUNBRIDGE WELLS



Address: 50 High Street Tunbridge Wells TN1 1XF

Location: The property is situated in the affluent town of Tunbridge Wells. The shop is located in a prime position in the High Street and a 3 minute walk from Tunbridge Wells Station. The Ivy Café is next door.

Nearby retailers include: Seasalt, Sweatty Betty, Mint Velvet, , Space NK and The White Company.

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

Commercial Property Agents

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.

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

Accommodation: The premises comprise the following approximate Net Internal Areas:-

Ground Floor Sales: 32.37 sq m 348 sq ft.

Lease: The Property is available by way of a new full repairing and insuring lease for a term to be agreed. The lease to be excluded from the security of tenure provisions of the Landlord and Tenants Act 1954 (as amended).

Rent: **£26,500 pax** Rent to be paid Quarterly in advance by Standing Order.

Legal Costs: Each party to be responsible for their own legal costs.

Rates: We have been verbally informed by Tunbridge Wells Borough Council that the property has a current rateable value of £16,000 Interested parties are advised to make their enquiries to TWBC.01892 526121

EPC: Available on request.

Viewing: Strictly by appointment through the Agents:-

BROADLANDS COMMERCIAL PROPERTY AGENTS

07775 916743

Email: shane.raggett@broadlands.co.uk

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

Commercial Property Agents

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk



Experian Goad Plan Created: 28/11/2017
Created By: Montagu Evans



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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

Commercial Property Agents

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.