

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

**TUNBRIDGE WELLS
SELF CONTAINED RETAIL / OFFICE BUILDING**



39 Little Mount Sion TN1 1YS

1300 SQ FT APPROX

- Lease Assignment[Expires October 2021]
- New Lease Available From Landlord
- Suitable for Alternative use STPP
- £16,000pax

Further information from: **SHANE RAGGETT 01892 512422**
shane.raggett@broadlands.co.uk

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

Commercial Property Agents

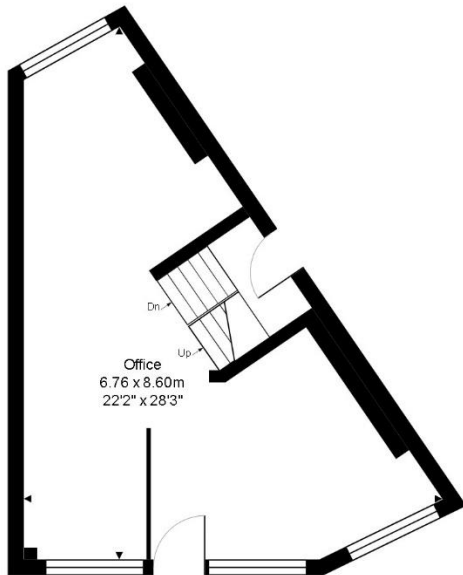
Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, 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

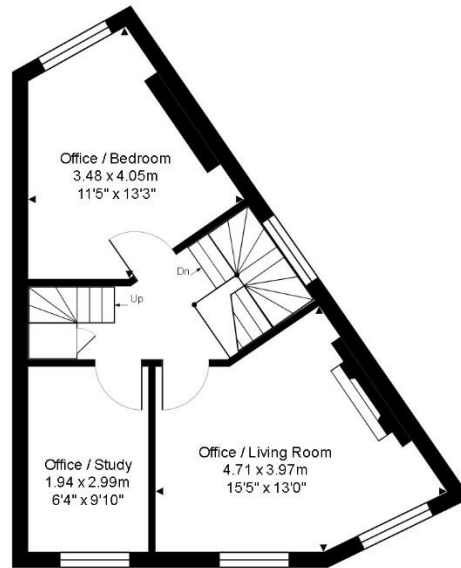
Commercial Property Agents

01892 512422

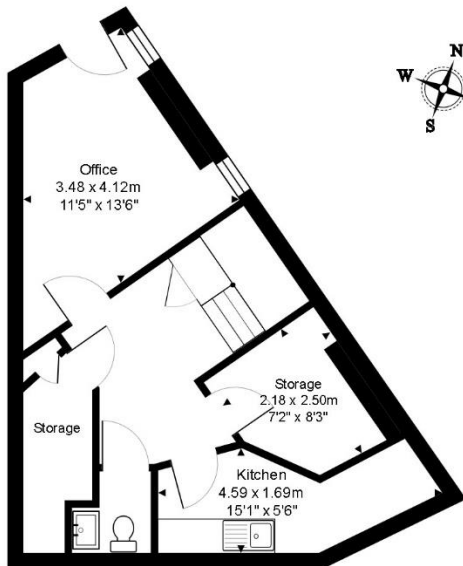
www.broadlands.co.uk



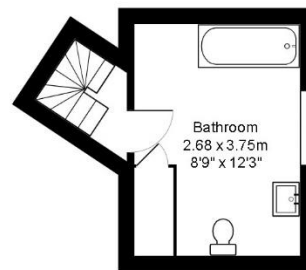
Ground Floor
Area: 36.7 m² ... 395 ft²



First Floor
Area: 36.3 m² ... 390 ft²



Basement
Area: 36.2 m² ... 390 ft²



Second Floor
Area: 11.9 m² ... 128 ft²

Total Area: 121.1 m² ... 1303 ft²

All measurements are approximate and for display purposes only.

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.