

Prime Retail Unit To Let Tunbridge Wells

62 Calverley Road TN1 2TD

ecsRETAIL

www.ecsretail.co.uk



Viewing & Enquiries

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Location

The property occupies a prominent location on Calverley Road, other nearby retailers including **Marks & Spencer, BHS, White Stuff, Clarks, Card Factory, Hotter Shoes** and **Blott**.

Accommodation

The property is arranged over ground, first, second floor and a basement only and offers the following approximate net internal floor areas.

Ground Floor

678 sq ft (206.65 sq m)

Basement Floor

360 sq ft (109.73 sq m)

First Floor

516 sq ft (157.28 sq m)

Second Floor

520 sq ft (158.50 sq m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a ten year term, subject to 5 yearly upward only rent reviews.

Rent

On application.

Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority

Rateable Value

£55,000

UBR (2013/2014)

£0.471

Rates Payable

£25,905

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

EPC

Available on request

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

Joint agent: contact Rob Amey & Adam Tyler of Hartnell Taylor Cook on 020 7491 7323

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