



Shop To Let

Tunbridge Wells 40-42 Calverley Road

Location

The subject property, formerly Hotter Shoes, is located in a prime trading position on Calverley Road, neighbouring Waterstones and Clarks, opposite the Calverley Road entrance to the Royal Victoria Place Shopping Centre.

A 5 minute walk to Tunbridge Wells train station, the vacant unit is surrounded by multiple national occupiers such as Holland & Barrett, Costa, M&S, Barclays, EE, Pret A Manger and Lush to name a few.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over basement and ground floor, comprising the following net internal floor areas:

Ground Floor:	1,157 Sq Ft	107.4 Sq M
Basement:	973 Sq Ft	90.4 Sq M

Rent

Quoting £60,000 per annum exclusive of service charge, insurance, business rates and VAT.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



Rates

The rateable value is to be reassessed upon the Landlord splitting ground floor and basement from the upper parts.

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred during the transaction.

EPC Rating

The property is currently rated within band 'D'. A copy of the EPC is available upon request.

Viewing

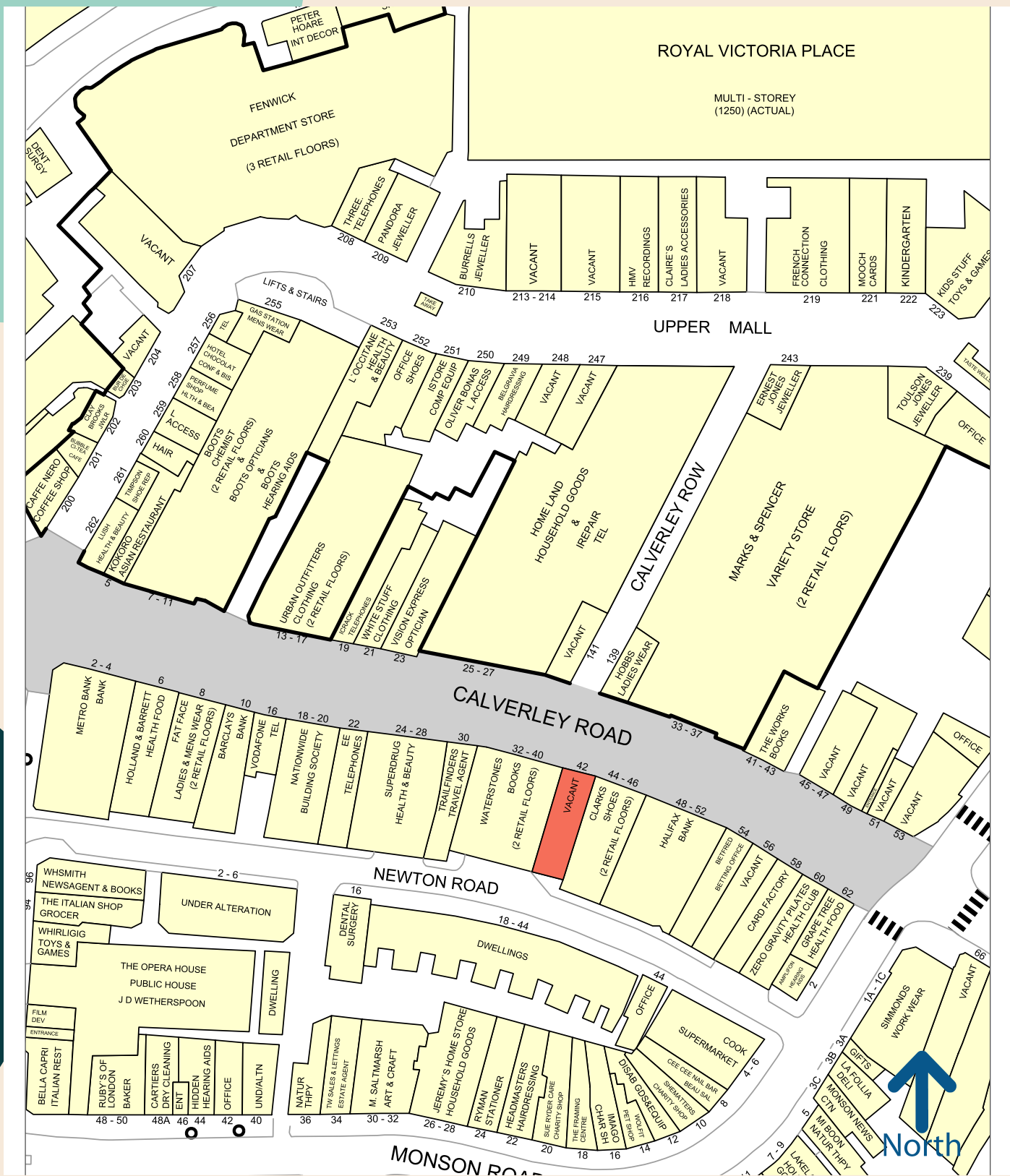
All viewings are strictly by prior appointment. Subject to contract.
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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.