

BROADLANDS

Commercial Property Agents

01892 512422

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3 CALVERLEY STREET - TUNBRIDGE WELLS TN1 2BZ
2104 sq ft



SELF-CONTAINED BUILDING

Location:

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London and 30 miles north east of Brighton. The town offers excellent road links with the M25 being easily accessible via the A21. The subject property is located on Calverley Street in the heart of the town centre, within close proximity of the Royal Victoria Place shopping centre. Tunbridge Wells railway station is located within walking distance and provides direct and frequent access to London in under 50 minutes.

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

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Accommodation: The building is arranged over ground, first and second floors.

Previously utilised for educational services the unit benefits from a D1 planning use. However, alternative uses such as B1 would be considered suitable, subject to obtaining the necessary planning consent,

Ground Floor	77.57 sq m	835 sq ft
First Floor	68.20 sq m	734 sq ft
Second Floor	<u>49.70 sq m</u>	<u>535 sq ft</u>
	195.47 sq m	2,104 sq ft

Amenities:-

- Gas fired Central Heating
- Fully carpeted
- WC/Kitchen Facilities

Lease: Available by way of a new full repairing and insuring lease for a term to be agreed.

Rent: £37,500 per annum exclusive.

VAT: Please note the property is not elected for VAT.

Rates: Current rateable value £20,000. Rate in the £ (2018/19) 48.0p
Prospective occupiers should make their own enquiries to verify this information. TWBC 01892 526121

EPC: The Band for the Energy Performance Certificate is D (100).

Legal Costs: Each party to be responsible for their own costs incurred in a transaction.

Contact: For further information or to arrange an inspection of the property please contact:-

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or our joint agent

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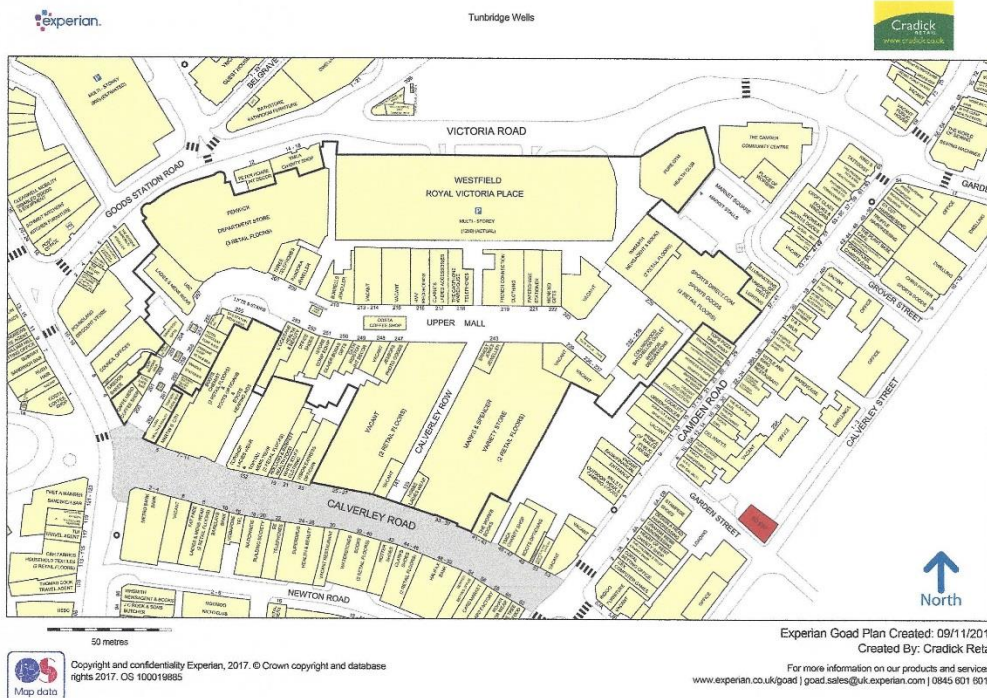
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