

## Retail / Leisure Opportunity TO LET

### TUNBRIDGE WELLS TN1

Ground floor and Basement

55 Calverley Road

Tunbridge Wells

TN1 2TU

#### Location

Tunbridge Wells is an affluent and historic spa town located approximately 35 miles south east of central London. The town is situated on the A26 which links via the A21 dual carriageway with junction 5 of the M25 motorway and has a frequent main line train service to London (average journey time approx. 50 minutes).

Calverley House is in the heart of the town's principal retail area, opposite the pedestrianised section of Calverley Road. The train station is situated 0.4 miles to the south at the bottom of Mount Pleasant Road. The property is adjacent to Giggling Squid Restaurant and opposite The Guinea public house.

Car parking is available via a multi storey car park to the rear on Garden Street.

#### The Property

The subject property comprises a large Ground floor and Basement corner unit. The upper floors are in the process of being converted into residential flats.

We have been provided with the following approximate net internal floor areas of the proposed layout:

Ground floor:	4,521 sq ft (420 sq m)
Basement floor:	5,490 sq ft (510 sq m)
<b>TOTAL</b>	<b>10,011 sq ft (930 sq m)</b>



#### Lease

A brand new lease on effective full repairing and insuring terms to be agreed between the parties.

#### Rent

To be confirmed upon application.

#### Service charge

To be confirmed upon application.

#### Business Rates

The property will be reassessed for Business rates following completion of any works and occupation.

Interested parties are advised to make their own enquiries with the local council.

#### Planning

A1 Retail. However maybe suitable for D2 Gym or other use stpp.

#### Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

#### Viewings

Inspections are strictly via prior appointment via Landlords agents:

#### May & Company Real Estate Advisors

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