



## 42-44 Mount Pleasant Road

Tunbridge Wells, TN1 1RB

**TO LET**  
**Rental £125,000 PAX**

**4,920 sq ft**  
(457.08 sq m)

- Great Frontage
- Suit restaurant / food use
- New Lease

# 42-44 Mount Pleasant Road, Tunbridge Wells, TN1 1RB

## Summary

|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Available Size</b> | 4,920 sq ft                           |
| <b>Rent</b>           | £10,416.66 per month                  |
| <b>Rates Payable</b>  | £39,858 per annum<br>To be reassessed |
| <b>Rateable Value</b> | £73,000                               |
| <b>VAT</b>            | Applicable                            |
| <b>Legal Fees</b>     | Each party to bear their own costs    |
| <b>Estate Charge</b>  | N/A                                   |
| <b>EPC Rating</b>     | C                                     |

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Lower Ground | 1,048        | 97.36         |
| Ground       | 2,191        | 203.55        |
| 1st          | 1,681        | 156.17        |
| <b>Total</b> | <b>4,920</b> | <b>457.08</b> |

## Description

The property comprises of an attractive period property, with excellent frontage, arranged over basement, ground and 1st Floors. Previously retail use, it would suit various uses subject to the required consent.

## Location

Royal Tunbridge Wells is an established Kent spa town which boasts one of the most affluent catchment populations in the UK, alongside a strong retailing centre. Located approximately 30 miles south-east of London and 30 miles north-east of Brighton within the High Weald Area of Outstanding Natural Beauty it is a commuter hotspot attracting families with the culture, schools, open spaces, shops and restaurants

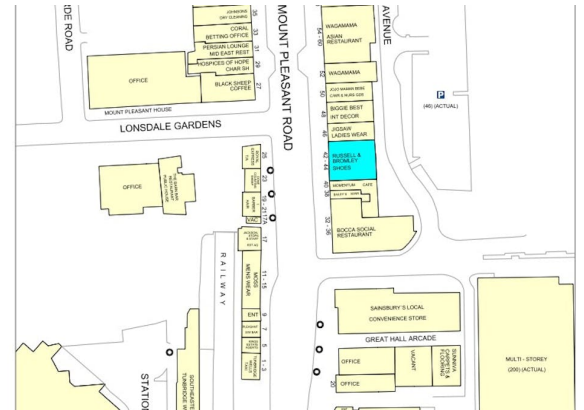
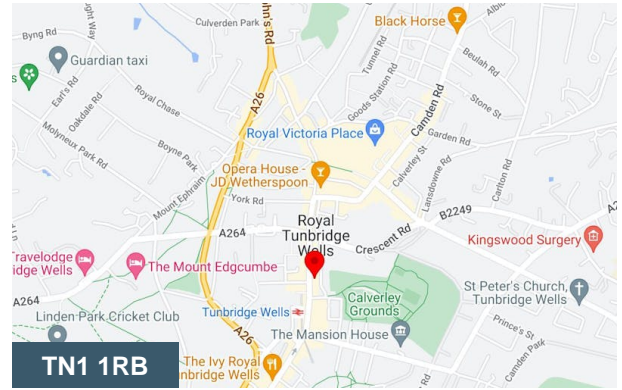
## Terms

Available on a new FRI lease, with terms to be agreed, asking rental of £125,000pax.

\*Disclaimer\* In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

## Viewings

To arrange a viewing please contact Joint Sole Agents, Newlands Property or Craddick.



## Viewing & Further Information



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