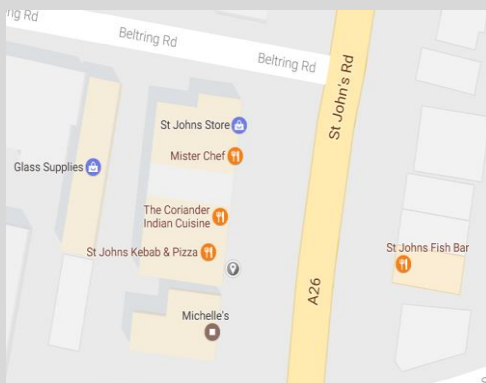


TO LET

SHOP WITH PARKING SPACE



107 ST JOHNS ROAD, TUNBRIDGE WELLS

KENT, TN4 9TU

Shop 257 FT² [23.87 M²], Rear Store 110 FT² [10.22M²], Ancillary Space 110 FT² [10.22 M²]
Totalling 426 FT² [39.57 M²]

107 ST JOHNS ROAD, TUNBRIDGE WELLS, KENT TN4 9TU

LOCATION:

The premises has been recently fully refurbished, sits in an established and busy retail parade close to Tesco, fronting the main A26 St Johns' Road. It is approximately ¾ of mile from the town centre.

TO BE LET:

Ground Floor:

	SQ.FT		SQ.M
• Two interconnected areas:	257		23.87
• Rear Store: (9'6x 11'2 + Alcove):	110		10.22
• Rear Lobby/Kitchenette 'L' shaped with o/s door + adjoining toilet:	59		5.48
Total:	426		39.57

OTHER INFORMATION:

- Rear yard
- Front forecourt with one allocated parking space

RATES:

The proposed Rateable Value for the premises is as follows:

Shop: RV £3,900 with General Rates payable for 2016/17 of: **£1,887.60**

Store and Premises: RV £1,325 with General Rates payable for 2016/17 of: **£641.30**

(The Valuation Office Agency (VOA) is updating the rateable value of all business properties, this is known as revaluation. This will come into effect from 1 April 2017.)

TERMS:

A new lease on a full repair and insurance basis is available on length of term by negotiation at a guide rent of **£12,000 per annum**

VAT:

We are advised that VAT will not be applicable to this letting.

LEGAL COSTS:

Each party is responsible for their own costs incurred in the transaction. An undertaking for the landlord's abortive legal costs shall be required.

VIEWINGS:

Strictly by prior appointment through the sole letting agents **AU CONSULTANCY**

Contact Amal Uddin – au@auconsultancy.co.uk or **01892 315 938**.

Subject to Contract. Availability, Satisfactory Accounts & References – A security Deposit will be required.

IMPORTANT NOTE

Property Misdescriptions Act: AU CONSULTANCY for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of AU CONSULTANCY has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

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Interior (Front of shop)



Interior (Rear view)



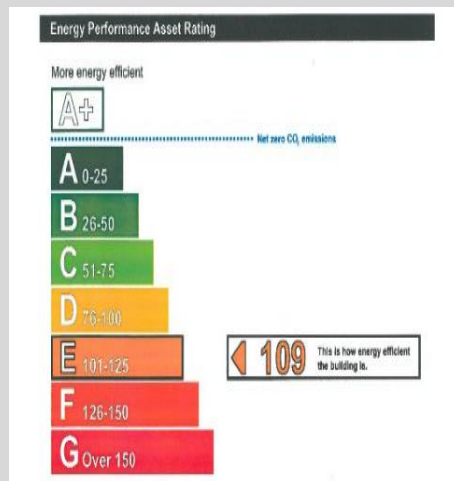
Interior (Back of shop)



Rear yard/entrance



Kitchen



EPC – Grade E