

PRIME RESTAURANT UNIT TO LET

32 MOUNT PLEASANT ROAD,
TUNBRIDGE WELLS,
TN1 1RB

SHELLEY SANDZER

Since 1983



LOCATION

The premises occupy a prominent corner location on Mount Pleasant Road opposite the mainline railway station. Nearby occupiers include Wagamama, JoJo Mama Bébé, Russell & Bromley, Bang & Olufsen and Sainsbury's.

ACCOMMODATION

The accommodation is arranged over ground floors (Kitchen / Restaurant) and first floor (WC's / Ancillary / Staff Changing Rooms) with the approximate floor areas:

GROUND FLOOR- 2,814 sq ft
FIRST FLOOR 791 sq ft
TOTAL 3,605 sq ft

Additional space for storage on lower ground floor

The unit has in the past operated with Outside seating and if required a new Licence will need to be obtained from the local authority.

LEASE

A new lease is available for a term to be agreed.

RENT

offers are invited in excess of £100,000 pax STC.

HANDOVER CONDITION:

The property will be handed over in its existing condition.

EPC

Available on request

RATES

We have been informed by Tunbridge Wells council of the following:

Rateable Value: £125,000

Rates Payable: £63,000

Interested parties to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Tony Levine

Tony@shelleysandzer.co.uk

020 7580 3366 / 07828 582 573

Nick Weir

Nick@shelleysandzer.co.uk

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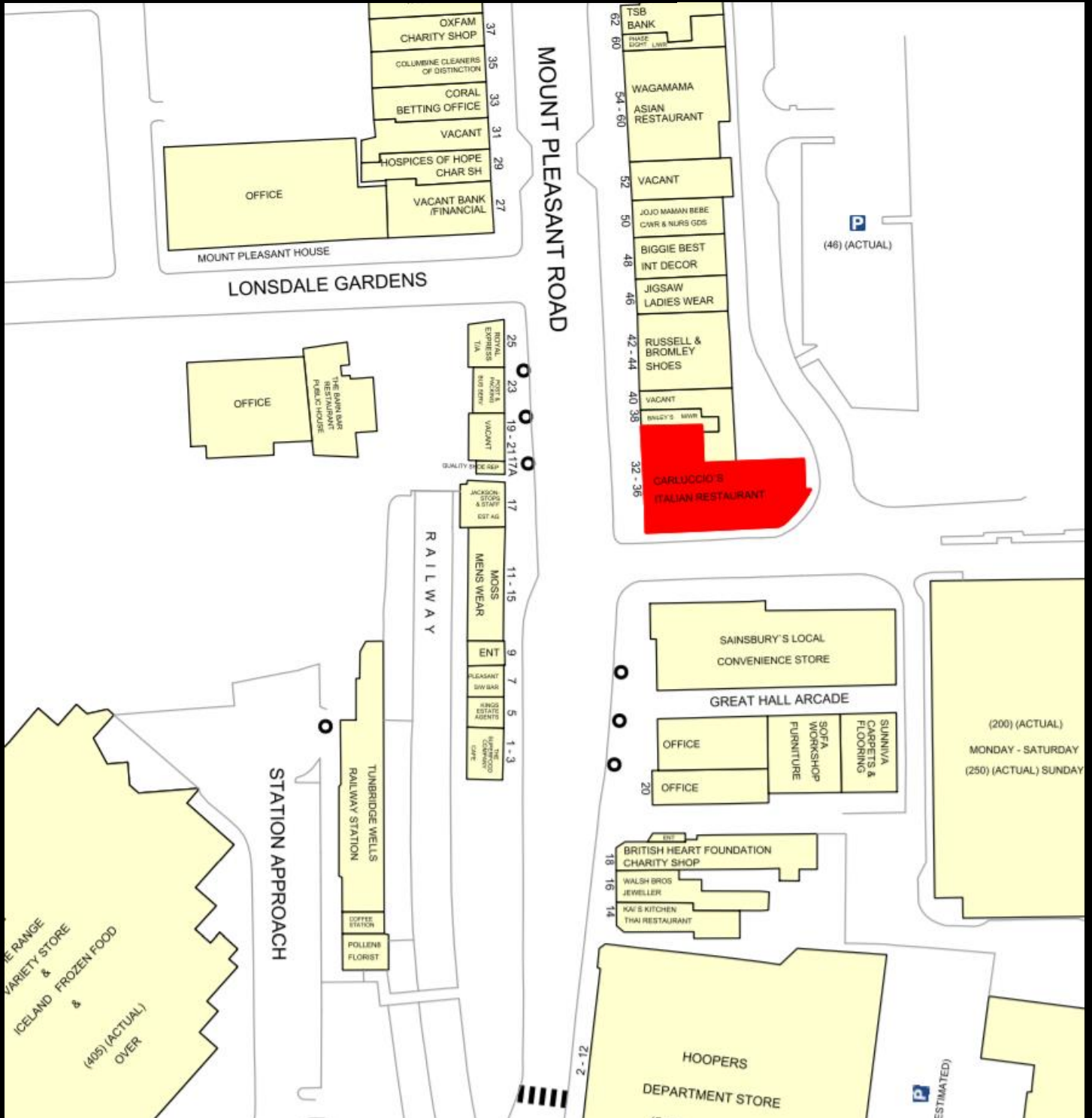
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