

james ashley commercial
property consultants

11 Monson Road | Tunbridge Wells | Kent | TN1 1LS

RESTAURANT WITH EXTRACTION TO LET

11 Monson Road | Tunbridge Wells | Kent | TN1 1LS | RESTAURANT TO LET

- prime ground floor unit with return frontage
- 86.4 m^2 (930 ft^2) approx.
- former restaurant with extraction in place
- 'e' use class
- rent: £35,000 per annum
- new lease available
- potential for external seating on pedestrianised side road

DESCRIPTION

An attractive and well-positioned ground floor cafe/restaurant with external extraction and internal cooking hood in place. The property has been partially stripped back ready for tenant fit out.

The property benefits from excellent natural light with full glazed frontage to Monson Road, and a return frontage with large windows onto the pedestrianised side road. There is potential for external seating as used by former cafe operators.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical,restaurant and office. Alternative uses will be considered.

LOCATION

Monson Road is situated in the heart of Royal Tunbridge Wells, within the town's established commercial and leisure area and close to the principal retailing, dining and hospitality destinations.
The location is particularly well suited to food and beverage operators seeking to benefit from the town centre's established daytime and evening economy.
The wider town centre provides an attractive blend of national retailers and independent businesses, with Royal Victoria Place, Calverley Road, Mount Pleasant and The Pantiles all within easy reach.
Tunbridge Wells railway station is within a short walking distance, providing regular services to London and making the town readily accessible to commuters and visitors. The town also benefits from good road connections to the A21, providing access towards the M25 and wider Kent and Sussex road networks.

ACCOMODATION

Ground Floor	86.4 m^2	930ft^2

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be assessed by the VOA once the separation works are complete.

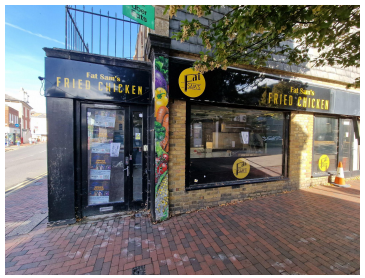
Contact Tunbridge Wells Borough Council on 01892 526121 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos





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