

40

SU40, ROYAL VICTORIA PLACE | TUNBRIDGE WELLS

Location

Royal Victoria Place is a well-established retail destination at the heart of Royal Tunbridge Wells. Offering a great range of high street retailers, top fashion brands, sporting goods, cafes, beauty outlets and boutique retailers, the scheme is anchored by Fenwick's with Primark coming soon. Other retailers include M&S, Boots, Sostrene Grene and Sports Direct.

Accommodation

The property is arranged over ground floor only providing the following approximate net internal floor area:

Ground Floor	1,910 sq ft	177.44 sq m
Total	1,910 sq ft	177.44 sq m

Term

Term to be agreed.

Rent

On application.

Service Charge

The Service Charge attributable for this unit is £17,857

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rates Payable (24/25): £19,087

Interested parties are advised to verify figures with the local authority.



SU40, ROYAL VICTORIA PLACE, TUNBRIDGE WELLS



RETAIL

EPC

The Energy Performance Asset Rating of the premises currently falls under Category B.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

Viewing

For further information, please contact :

Mike Bumford

+44 7890 943 042

Mike.Bumford@knightfrank.com

David Legat

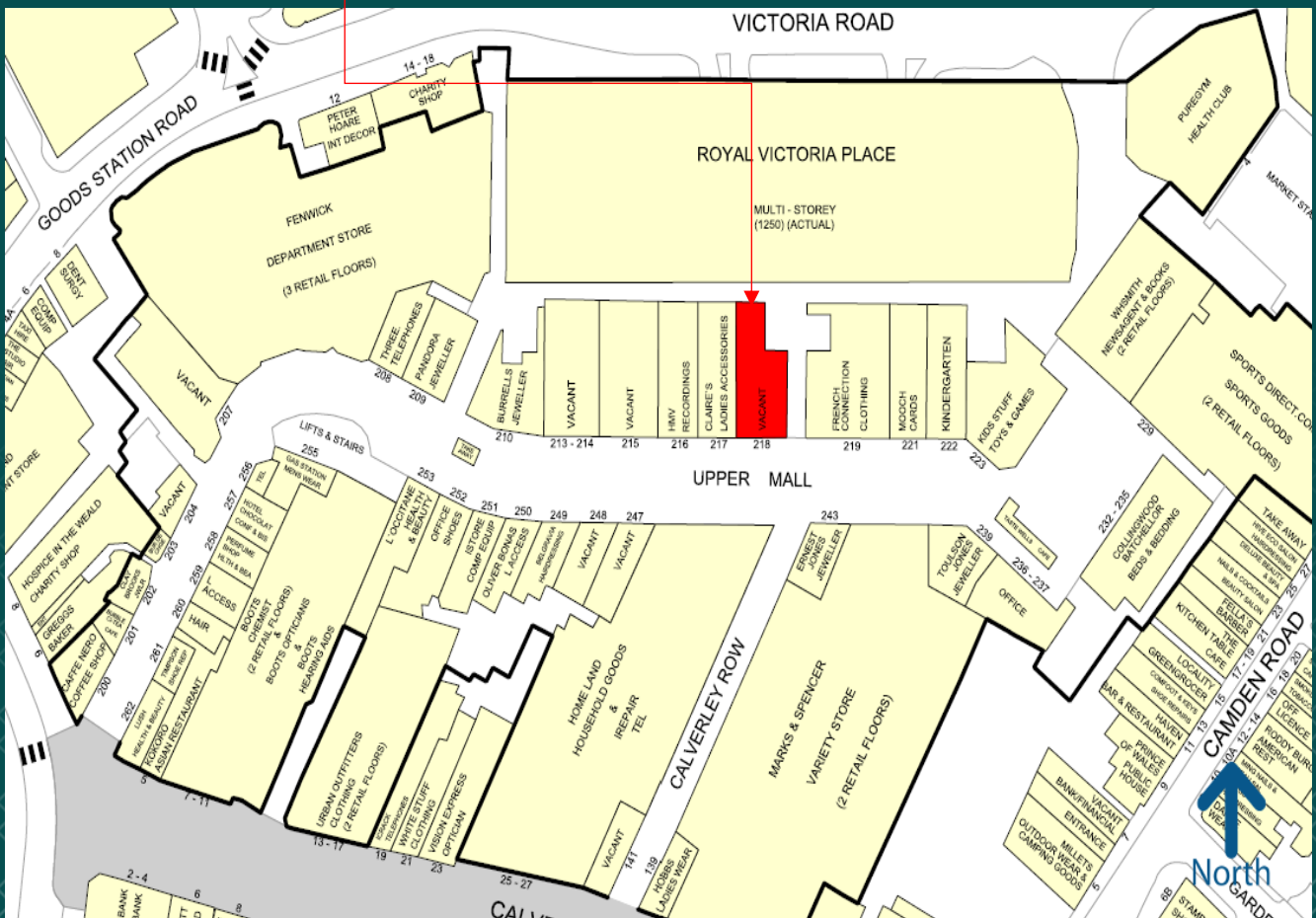
+44 (0) 7973 621 292

david.legat@knightfrank.com

SUBJECT TO CONTRACT

SU40, ROYAL VICTORIA PLACE, TUNBRIDGE WELLS

Alternatively please contact our Joint Agents Cradick Retail.



Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Particulars produced September 2024. Photos taken September 2024.