

# 03a/04

## SU3a/04, 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 located on the lower mall level and is arranged over ground floor only providing the following approximate net internal floor area:

Ground Floor	2,593 sq ft	240.90 sq m
<b>Total</b>	<b>2,593 sq ft</b>	<b>240.90 sq m</b>

### Term

Term to be agreed.

### Rent

On application.

### Service Charge

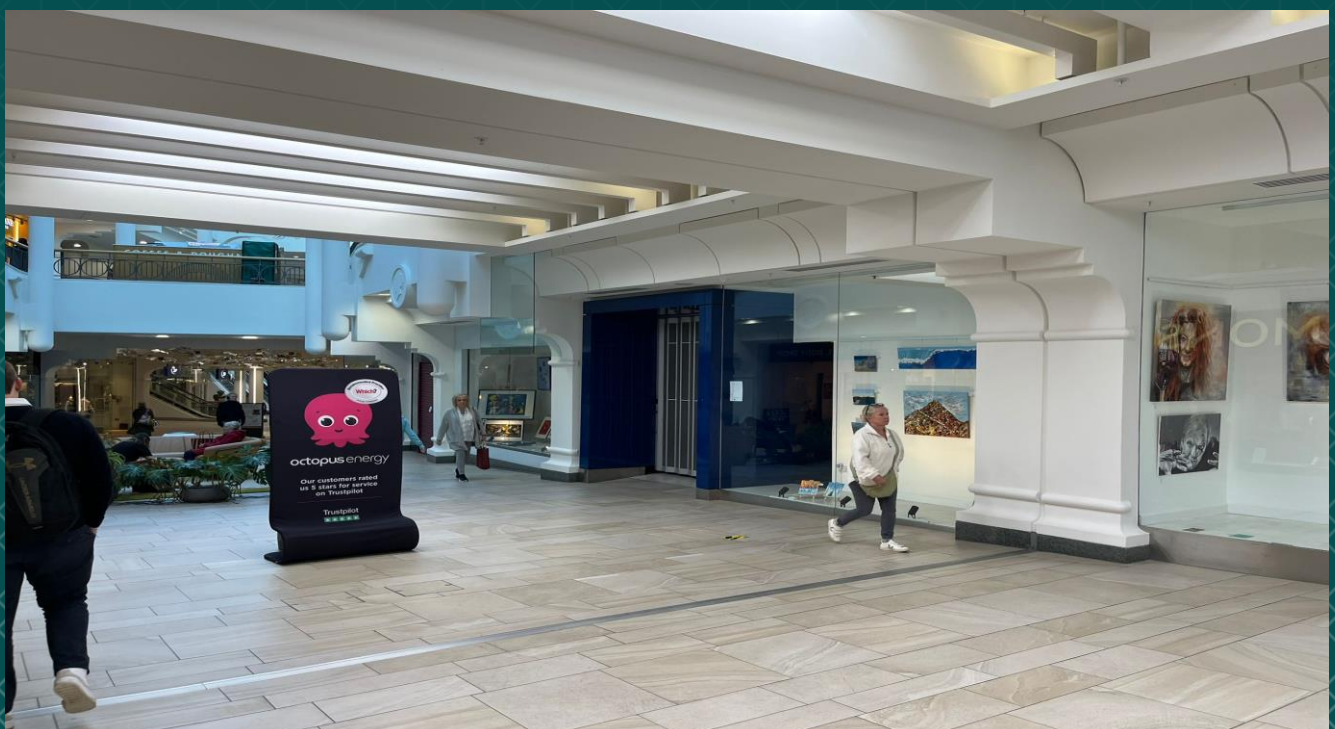
The Service Charge attributable for this unit is £24,423

### Rates

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

Rates Payable (24/25): £66,612

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



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RETAIL

## EPC

Certificate available on request

## Legal

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

## Viewing

For further information, please contact :

**Mike Bumford**

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**David Legat**

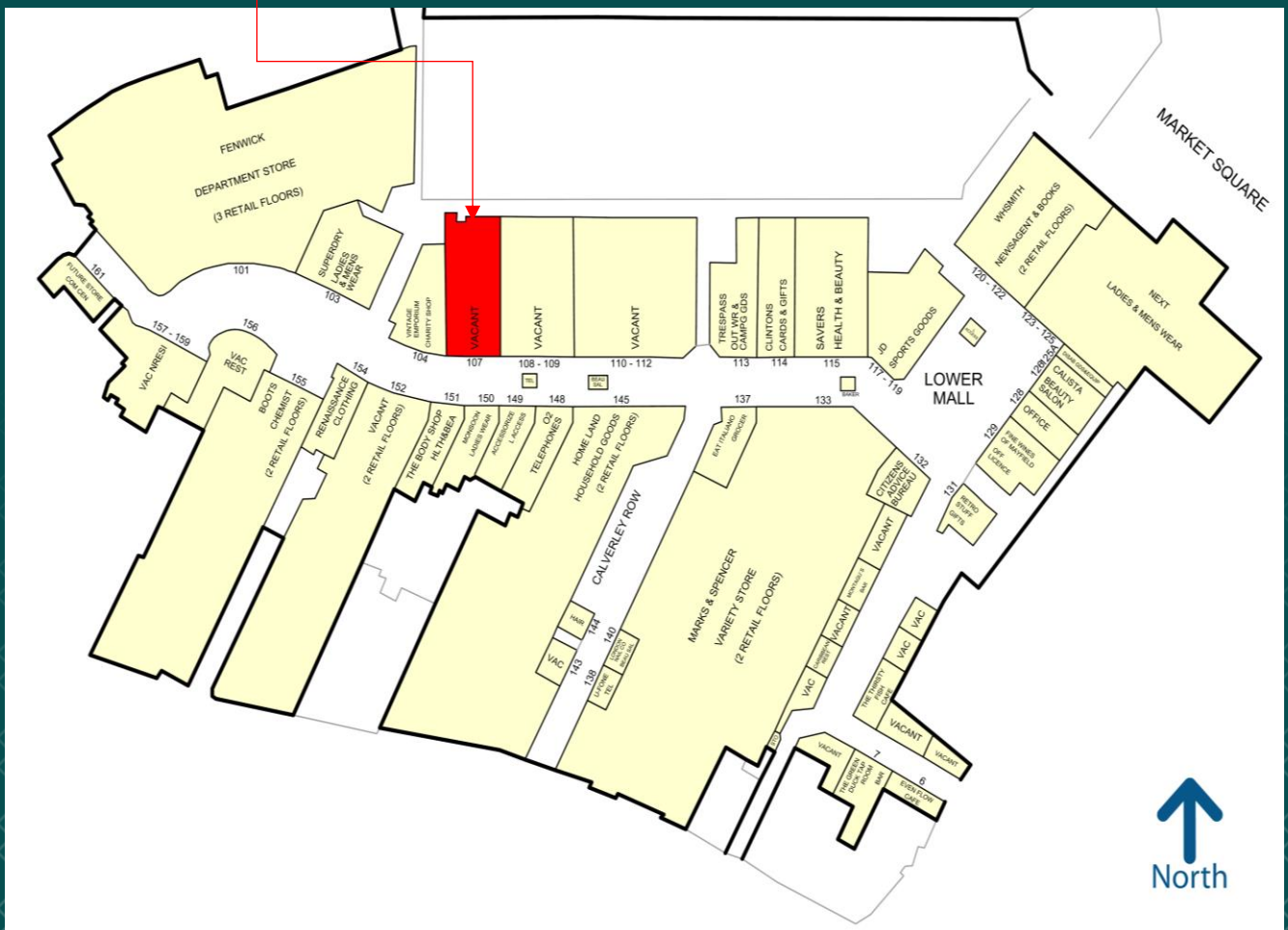
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## SUBJECT TO CONTRACT

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Alternatively please contact our Joint Agents Cradick Retail.



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