

35/36

SU35/36, 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 upper mall level and is arranged over ground and mezzanine floors providing the following approximate net internal floor area:

Ground Floor	2,653 sq ft	246.47 sq m
Mezzanine	2,070 sq ft	192.30 sq m
Total	4,723 sq ft	438.78 sq m

Term

Term to be agreed.

Rent

On application.

Service Charge

The Service Charge attributable for this unit is £34,481

Rates

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

Rates Payable (24/25): £24,451

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



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RETAIL

EPC

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

Legal

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

Viewing

For further information, please contact :

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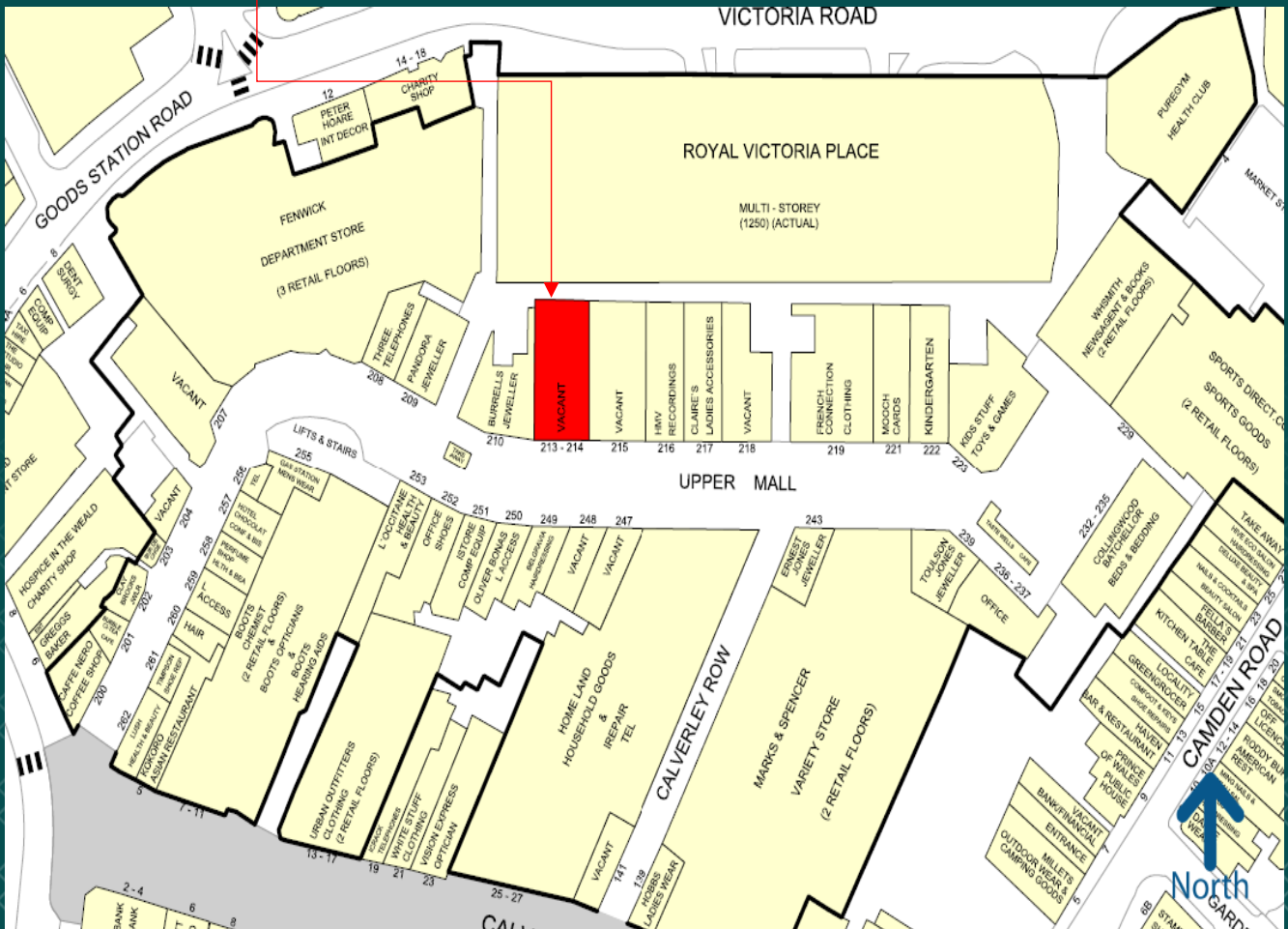
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SUBJECT TO CONTRACT

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Alternatively please contact our Joint Agents Cradick Retail.



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