
TONBRIDGE

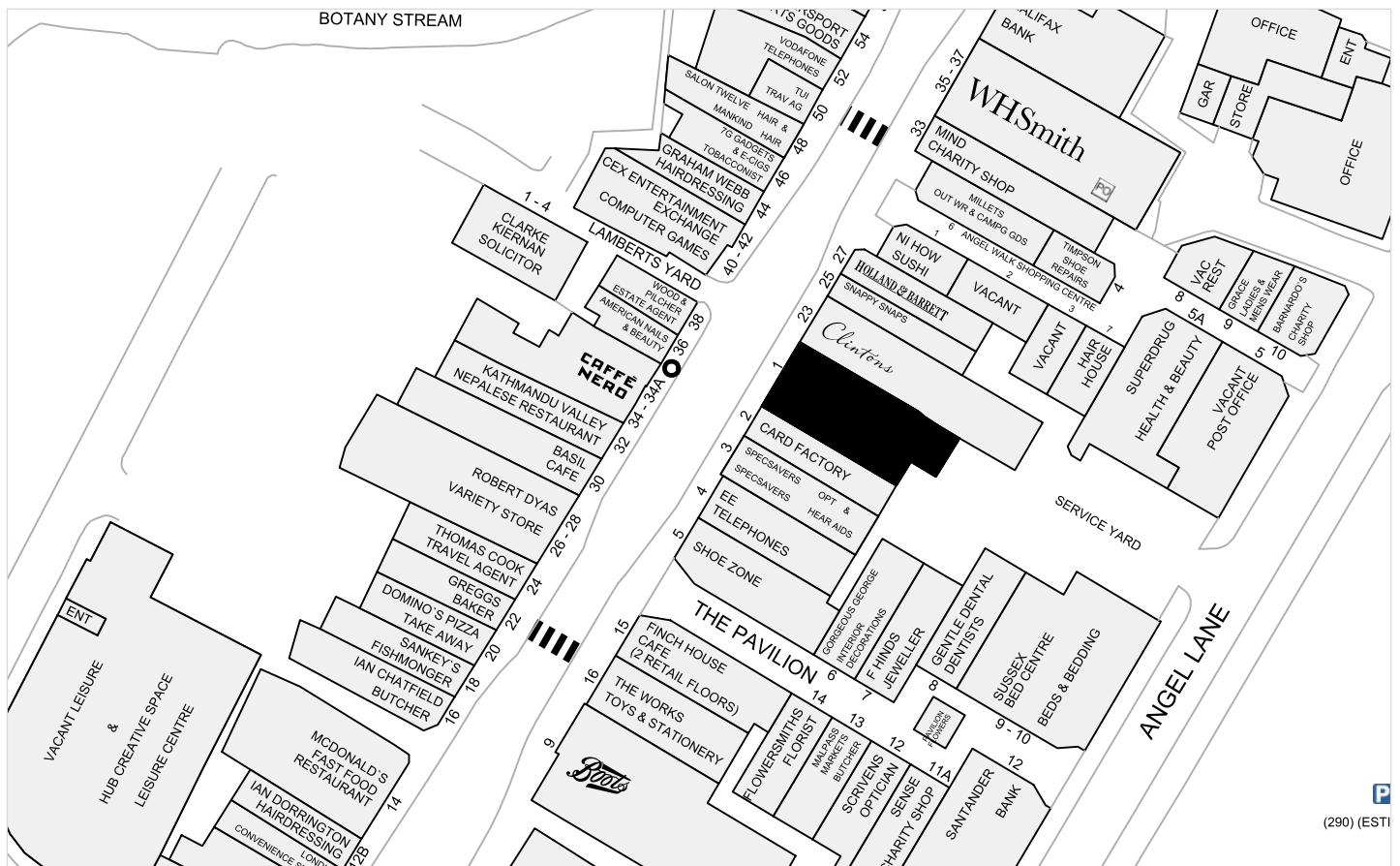
UNIT 1 THE PAVILION CENTRE (21 HIGH STREET)



PRIME A1 SHOP
NEW LEASE SUBJECT TO VP

4,327 SQ FT

STAFF UNAWARE



LOCATION

The premises are situated in a prime position on the High Street a short distance from the entrance to The Pavilion Shopping Centre. Other retailers trading nearby include EE, Specsavers, Card Factory, Robert Dyas, Café Nero and Holland & Barrett.

ACCOMMODATION

The property is arranged over ground and first floors providing the following approximate net dimensions and internal floor area:

Internal width	30ft 9ins	9.38m
Shop depth (max)	80ft 4ins	24.50m
Ground floor	2,224 sq ft	206.61 sq m
First Floor	2,103 sq ft	195.36 sq m
Total	4,327 sq ft	401.97 sq m

A floor plan is available on request.

TENURE

Subject to vacant possession the premises are available by way of a new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

Rental offers are invited in the region of £67,500 per annum exclusive.

TIMING

Possession of the shop can be achieved at any time on 60 days prior notice.

VAT

VAT is chargeable on rent and other outgoings.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value	£61,000
UBR 2019/2020	£0.504
Rates payable	c.£30,744 pa

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment through the joint retained agents:

Fergus Emmerson

020 7183 0588
fe@bcretail.co.uk

Nick Furlong

020 7183 0584
nf@bcretail.co.uk

or the joint agents Cradick Retail
Matt Ritson – 01892 707500.

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SUBJECT TO CONTRACT