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Paramount Place
by Retirement Villages Group

Retire in the heart of Tunbridge Wells

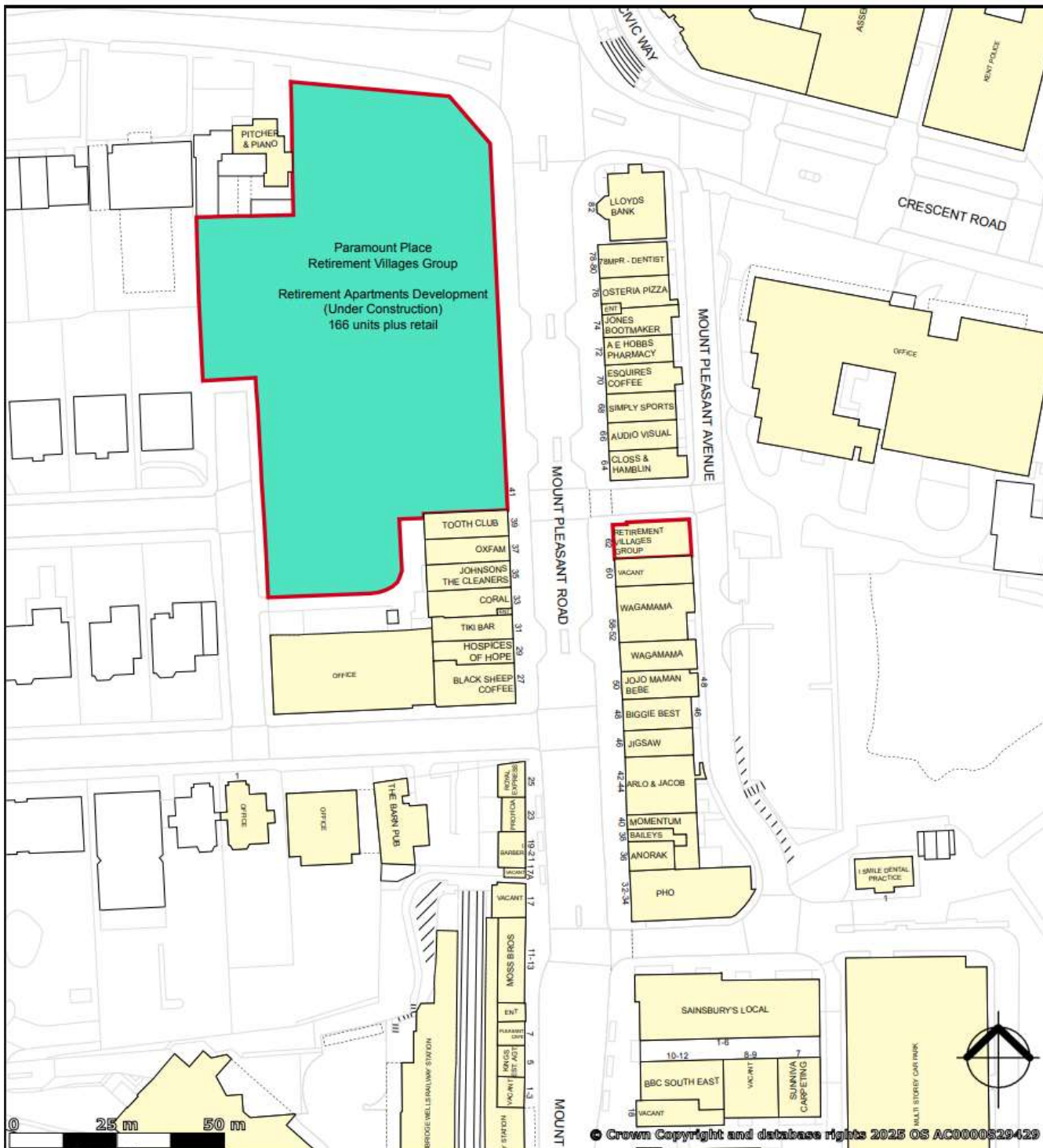
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Paramount Place

62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB
Retail Premises – Class A2 / E - To Let - Ground -1370 sq ft + Basement -1120 sq ft
Available From November 2026



Location

This property is situated in the affluent town of Tunbridge Wells in north-west Kent, approximately 35 miles south of central London. Tunbridge Wells is approximately 5 miles to the south of Tonbridge; 17.5 miles south-west of Maidstone and 23 miles east of Crawley.

Mount Pleasant Road is the principal retail district, leading from the Royal Victoria Place Shopping Mall, through to the old High Street.

The town's main line train station is within moments' walk being around 100 metres distant.

Other established occupiers in this parade include **Wagamama**, **Pho**, **Jigsaw** and **Arlo & Jacobs** with **Lloyds Bank**, and **Jones Bootmaker** also being close by.

Recent openings include **Black Sheep Coffee**, and **Wagamama** have extended into no. 52.

Opposite this property is a new later living development by Retirement Villages Group, currently under construction and due for completion in 2026, to provide 166 apartments.

Description

A prominent ground floor corner premises, with integral stair access to basement retail with ancillary storage and staff areas. A comprehensive shop fit, and refurbishment has recently been completed by the current temporary occupier.

The 1st, 2nd & 3rd floors are arranged as 7 self-contained office suites, where the landlord has separate short term tenancy arrangements.

Floor Areas

The floor areas we have on file are as follows: -

Ground – Retail -

1370 sq ft (127.28 sq m)

Basement – Retail / Stores / Server Room / WC -

1120 sq ft (104.05 sq m)

Rent

Rent on application.

The rent is exclusive of all other outgoings.

There is **no** VAT applicable to the rent.

Terms

An agreement to lease is available by arrangement for a lease completion from November 2026.

Viewing Arrangements

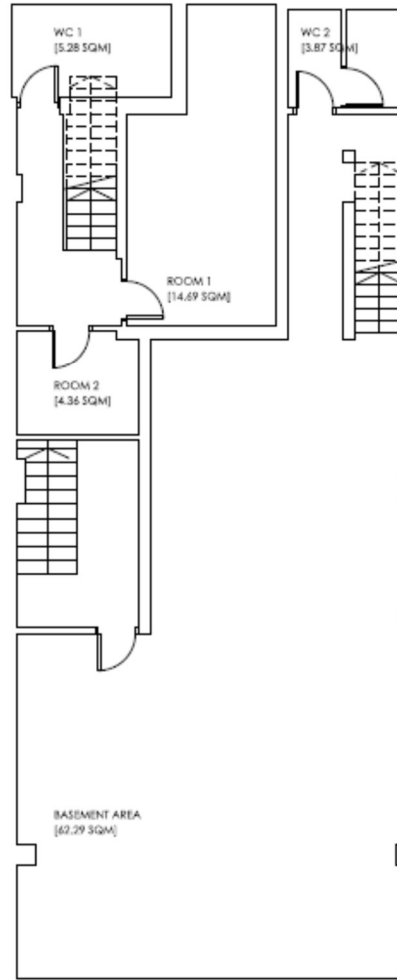
Strictly by appointment and accompanied, via sole agents:

Durlings : Rupert Farrant, rupert@durlings.co.uk – **01892 552 500**

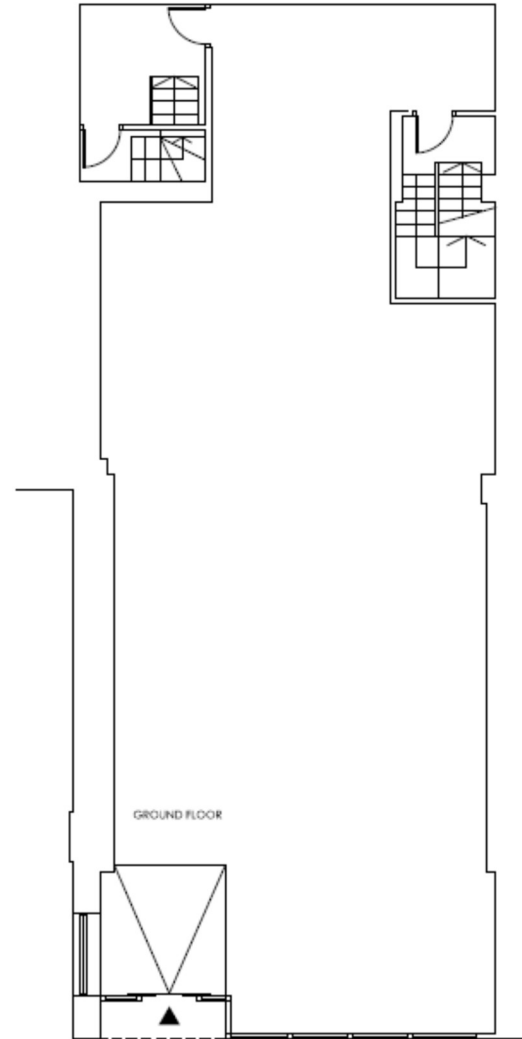
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- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



OPEN BASEMENT PLAN



OPEN GROUND FLOOR PLAN

Contact Rupert Farrant

rupert@durlings.co.uk

www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

