

TUNBRIDGE WELLS

72 ST JOHN'S ROAD TN4 9PH



Ground Floor Shop – To Let/Long Leasehold For Sale

LOCATION

Royal Tunbridge Wells is an established and affluent spa town located in Kent, approximately 35 miles south-east of Central London, 14 miles west of Maidstone and around 30 miles north of Brighton.

The town benefits from strong road communications, with the A26 and A264 providing direct links to surrounding towns, and the A21 offering access to the national motorway network and the M25 to the north. The town is well served by rail, with Tunbridge Wells station providing regular services to London stations with journey times of approximately 50–55 minutes.

The property occupies a prominent corner position on the eastern side of St John's Road. The property benefits from strong vehicular flows and is situated within a very popular area of Tunbridge Wells, one mile north of the town centre. The property is surrounded by a strong residential catchment, and close to several large secondary schools. The area is home to well-established local shops, cafés, restaurants, takeaways, and professional services. Occupiers of note nearby include **Sainsbury's Local**, **Betfred**, **N Family Club Nursery** and **Tesco Express**.

The nearby John Street shoppers' car park offers 64 spaces with 30 minutes free.

ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage	14.96 m	49 ft 1 ins
Sales	86.8 sq m	934 sq ft
Rear Ancillary	39.6 sq m	426 sq ft
Total	126.4 sq m	1,360 sq ft

TERMS

This shop property is available by way of a new effectively full repairing and insuring lease at a commencing rent of **£35,000 per annum**.

The ground floor long leasehold price is available upon request.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £23,250

Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT



