

bracketts^{est. 1828}



TO LET

**BUSINESS UNITS OF VARIOUS SIZES FROM 615FT² UPWARDS
OVER 2 FLOORS**

**THE OLD BREWERY BAKERS CROSS/DOROTHY AVENUE CRANBROOK KENT
TN17 3AL**

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LOCATION

The Old Brewery is located just on the edge of the market town of Cranbrook, situated at the junction of Bakers Cross and Dorothy Avenue within around 400 yards of the town centre.

DESCRIPTION

Comprises a renovation of an historic former brewery forming predominately commercial units with two flats, providing the following separate units.

Ground Floor

- | | | |
|----|---|---|
| 1. | The Barrelage
(plus Cellar approx: | 619ft² LET
950ft²) |
| 2. | The Coopers | 443ft² LET |
| 3. | The Chitters | 1,304ft² £6,000 per annum |
| 4. | The Bottlers | 675ft² LET |
| 5. | The Maltings | 615ft² £5,000 per annum |
| 6. | The Wood Mill | 2,225ft² £10,000 per annum |

First Floor

- | | | |
|----|-------------------|---|
| 7. | The Hops | 826ft² £5,750 per annum |
| 8. | The Grains | 1,145ft² £5,500 per annum |

The quoted Rent is inclusive of building insurance and external repairs/decoration but exclusive of all other outgoings.

TERMS

The various units can be taken individually or combined. They are available to be let on a flexible basis for a term expiring June 2010, or shorter to suit incoming tenants' requirements.

Tenants will pay for their own utility services from a sub-meter. The majority of the units have their own WC's. Car parking is on site and street parking is available.

BUSINESS RATES

Further information available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs. Save, that incoming Tenant will make a contribution of £300 plus VAT towards Landlords legal costs.

RENTAL DEPOSIT

The incoming Tenant will be required to provide a rental deposit as security against compliance with the lease.

VIEWING

For further information or viewing, please contact: **Darrell Barber, Bracketts, Tel: 01892 533733 e-mail: darrell@bracketts.co.uk**

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

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