

est 1828
bracketts



TO LET
WORKSHOP / WAREHOUSE
[WITH ANCILLARY SHOWROOM AND OFFICES]

APPROX. 1,790ft² [166.3 m²]
126 LONDON ROAD, SOUTHBOROUGH, TUNBRIDGE WELLS, KENT

TO LET

WORKSHOP / WAREHOUSE [WITH ANCILLARY SHOWROOM AND OFFICES]

APPROX. 1,790ft² [166.3m²]

126 LONDON ROAD
SOUTHBOROUGH
TUNBRIDGE WELLS
KENT

LOCATION

The property is located within the heart of Southborough approximately 3 miles north of Tunbridge Wells town centre and close to the Yew Tree Road Public car park.

SITUATION

The property is situated within an established neighbourhood parade and is accessed via a shared driveway off the main A26 London Road.

DESCRIPTION

Two storey workshop/warehouse with ancillary showroom and offices.

ACCOMMODATION:

Ground Floor

Workshop	Approx. 586ft ² [54.9m ²]
Showroom	Approx. 144ft ² [13.4m ²]
Office	Approx. 133ft ² [12.3m ²]
WC	

First Floor

Workshop	Approx. 586ft ² [54.4m ²]
Store / hallway	Approx. 130ft ² [12.1m ²]
Store / kitchenette	Approx. 161ft ² [14.9m ²]
Office	Approx. 88ft ² [8.1m ²]

TOTAL NIA Approx. 1,790ft² [166.3 m²]

LEASE

The premises will be made available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

GUIDE RENT

£10,000 per annum, exclusive. We are advised that the rent will not attract VAT.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security against compliance with the terms of the lease.

PLANNING

We have not made any enquiries into past or present use(s) of the property. Any interested party must rely upon their own enquiries of the local Planning Authority

RATES

Enquiries of the Valuation Office Agency Website indicate that the property has a Rateable Value of £8.800. The UBR for 2010 / 2011 is 41.4p in the £.

Interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

The ingoing party to be responsible for both parties' legal costs.

VIEWING

Strictly by prior appointment with the sole letting agents **BRACKETTS**: contact Darrell Barber - telephone: 01892 533733 darrell@bracketts.co.uk.

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES,
DEPOSITS ETC DB 06.05.10 REV

IMPORTANT NOTE:

Property Misdescriptions Act: BRACKETTS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (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.
- (iii) No person in the employment of BRACKETTS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (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 endeavour 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.



27/29 High Street, Tunbridge Wells, Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent TN9 1BB
Tel: (01732) 350503 Fax: (01732) 359754