



TO LET

**OFFICE / RETAIL UNIT
WITH REAR OFFICE / STORE
(SUBJECT TO PLANNING IF REQUIRED)**

33 HIGH STREET, TICEHURST, EAST SUSSEX TN5 7AS

TO LET

OFFICE / RETAIL PREMISES WITH REAR OFFICE / STORE (SUBJECT TO PLANNING IF REQUIRED)

OFFICE / RETAIL: 152FT² [14.1M²]
OFFICE / STORE: 216FT² [20.1M²]

33 HIGH STREET
TICEHURST
EAST SUSSEX
TN5 7AS

LOCATION

The property is located in the village of Ticehurst approximately 10 miles south-east of Tunbridge Wells. The closest main line railway station is at Wadhurst, approximately 5 miles away providing a direct service to London, typical journey time of approximately 75 mins.

SITUATION

The property is situated on the High Street, close to the village square, which offers good local shops and amenities.

DESCRIPTION

The property comprises ground floor office / retail premises with a separate rear office / store to the rear.

ACCOMMODATION

Ground Floor

Office / Retail	approx. 152ft ²	[14.1m ²]
Office / Store WC	approx. 216ft ²	[20.1m ²]

We have not made any enquiries into past uses or planning history. Any interested parties must rely upon their own enquiries of the local Planning Authority.

TENURE

A new Full Repairing and Insuring Lease (via Service Charge) for a term to be agreed.

GUIDE RENT

£4,800 per annum exclusive.

We are advised that the rent will not attract VAT.

RATES

Enquiries of the VOA Website indicate that the property is assessed for business rates as follows:

Address – 33A High Street, Ticehurst
Description – Shop, Office and Premises
Rateable Value – £1825
The UBR for 2009 / 2010 is 48.5 pence in the £.

Any interested parties must rely upon their own enquiries of the local Rating Authority.

RENTAL DEPOSIT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction, however the ingoing party to provide an undertaking to be responsible for any abortive costs incurred by the Landlord.

VIEWING

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

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

REV 02/06/09/DB

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.
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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 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.



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