

est. 1828
bracketts



**9 CASTLE STREET
TONBRIDGE
KENT TN9 1BH**

SELF CONTAINED SUITE OF OFFICES

**TO BE LET
APPROX. 632 SQ.FT**

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LOCATION

Located in Castle Street, just off the High Street, at the northern end of the town in the Conservation area and close to Tonbridge Castle. The town's main shops in the High Street are around one third of a mile to the south as is Tonbridge station providing a fast and frequent train service to Waterloo, London Bridge and Charing Cross minimum journey time to London approx. 40 minutes.

The Angel Arcade and Pavilion shopping centres together with the Beales/Sainsburys complex are around one third of a mile to the south along the High Street. Junction 5 of the M25 is around 8 miles to the north via the A21 dual carriageway.

DESCRIPTION

9 Castle Street

Access to 9 Castle Street is situated just to the side of The Cottage in Castle Street and runs through to a small internal courtyard with stairs leading to a first floor landing and then directly into the subject accommodation. The offices are on the first and second floors above retail shops fronting the High Street described more fully as follows:

First Floor:

WC

Internal storeroom: 9'1 x 7'8

Front office: 18'1 x 14'8

Second Floor:

Front office: 12'3 x 12' plus 6' x 4'

Rear office: 8'6 x 11'2

Storeroom: 5'6 x 7'9

Kitchen/wc

The offices and ancillary accommodation within 9 Castle Street extend to around 632 sq.ft.

The offices have electric heating and have been redecorated and will be let with the benefit of new carpeting.

TERMS

Available to be let by way of a new effective full repairing and insuring lease at **£6,000** per annum payable quarterly in advance in the normal way.

RATES

From the VOA website it appears 9 Castle Street is currently rated with another suite of offices and this rating assessment needs to be divided. Both suites of offices have a combined single Rateable Value of £10,750. UBR for 2010/2011 41.4p in the £.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

LEGAL COSTS

Each party to bear their own legal costs.

POSSESSION

Possession will be granted upon completion of legal formalities or earlier by arrangement.

VIEWING

Strictly by appointment through sole agents BRACKETTS.

For further information or viewing please contact:

Jeffrey Moys

Bracketts

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Updated: 17 June 2010

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