



TO LET - Town Centre A2 Building  
NIA Approx. 1,174ft<sup>2</sup> [109.0m<sup>2</sup>]  
26 Church Road, Tunbridge Wells, Kent, TN1 1JP

When experience counts... **bracketts** est. 1828

**TO LET**

**TOWN CENTRE A2 BUILDING**

**NIA APPROX. 1,174FT<sup>2</sup> [109.0M<sup>2</sup>]**

**26 CHURCH ROAD  
TUNBRIDGE WELLS**

**KENT  
TN1 1JP**

**bracketts** est. 1828

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

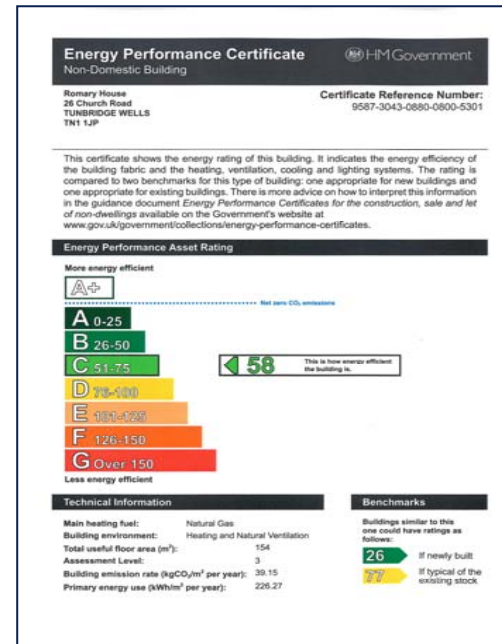
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the northern side of Church Road close to its intersection with London Road (A26).

## DESCRIPTION

A Grade II Listed property arranged over raised ground, lower ground and two upper floors. The premises have recently been refurbished and benefit from gas fired central heating.

Enquiries of the TWBC planning website indicate that the last recorded planning consent was for a change of use to A2.

The property may lend itself to retail, office or health and beauty uses subject to securing all necessary consents.

### Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

## ACCOMMODATION

Lower Ground Floor:  
NIA Approx. 323ft<sup>2</sup> [30.0m<sup>2</sup>]

Raised Ground Floor:  
NIA Approx. 382ft<sup>2</sup> [35.5m<sup>2</sup>]

First Floor:  
NIA Approx. 304ft<sup>2</sup> [28.2m<sup>2</sup>]  
WC

Second Floor:  
NIA Approx. 165ft<sup>2</sup> [15.3m<sup>2</sup>]  
WC with Boiler Room off

**TOTAL NIA APPROX 1,174FT<sup>2</sup> [109.0M<sup>2</sup>]**

## LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded.

## GUIDE RENT

£15,000 per annum exclusive - payable quarterly in advance on the usual quarter days. We are advised that VAT is not applicable.

## RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the Term.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Office and Premises" and has a Rateable Value of £7,000. The Standard UBR for 2019 / 2020 is 50.4 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for Small Business Rates Relief.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will provide an undertaking to pay any abortive legal costs incurred by the Landlord.

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

**SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC. 30.04.19.DB**



