



TO LET - Education Centre (Class D1) May Suit Other Uses (STP)
NIA Approx. 1,793ft² [166.5m²] - May Sub-divide
86/88 London Road, Southborough, Tunbridge Wells TN4 0PP

When experience counts...

est. 1828
bracketts

TO LET
EDUCATION CENTRE
(CLASS DI)
MAY SUIT OTHER USES (STP)
MAY SUB-DIVIDE

86/88 LONDON ROAD
SOUTHBOROUGH
TUNBRIDGE WELLS
KENT
TN4 0PP



27/29 High Street
 Tunbridge Wells
 Kent
 TN1 1UU

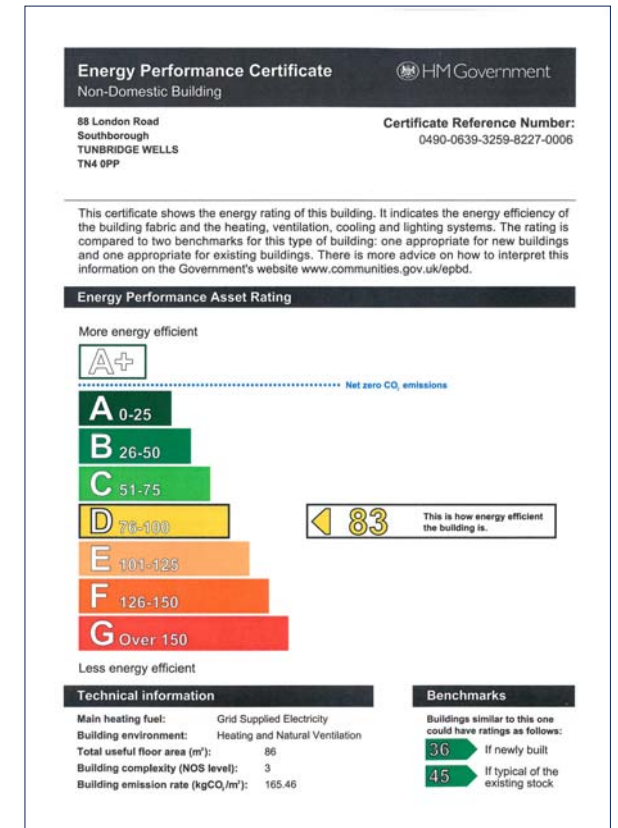
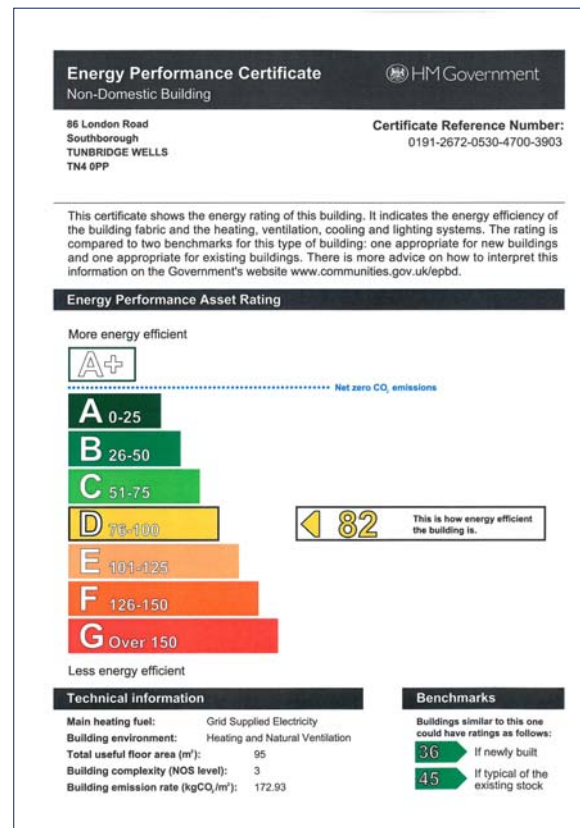
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

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 property is located in Southborough approximately 3 miles north of Tunbridge Wells and 3 miles south of Tonbridge.

The property is situated in a prominent position fronting the main A26 London Road almost opposite The Southborough Hub mixed use development. The rear car park is accessed via Bedford Road.

DESCRIPTION

Double fronted, air conditioned, ground floor premises currently operating as a Tuition Centre (Ref Planning App: 11/03728/FUL/NR. Our client believes that the premises may suit other uses (subject to planning). Our client has indicated that it may consider sub-division to create two independent units.

ACCOMMODATION

No.86

Retail Area	approx. 859ft ² [79.8m ²]
Kitchen	approx. 33ft ² [3.0m ²]
Rear entrance hall	approx. 25ft ² [2.3m ²]
Store	approx. 11ft ² [1.0m ²]
WC	

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.

No.88

Retail Area	approx. 835ft ² [77.5m ²]
Kitchen	approx. 30ft ² [2.7m ²]
WC	

COMBINED NIA APPROX. 1,793FT² [166.6M²]
2 Car Parking Spaces

LEASE

The premises are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed. The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act to be excluded.

GUIDE RENT

86/88 Combined - £25,000 per annum exclusive.

86 - £13,500 per annum exclusive

88 - £13,500 per annum exclusive

Rent payable quarterly in advance on the usual quarter days. We are advised that the rent will not attract VAT.

The ingoing Tenant will be required to provide a rental deposit. The Landlord operates a service charge for common and shared items.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Tuition Centre and Premises" and has a Rateable Value of £24,250. The Standard UBR for 2019 / 2020 is 50.4 pence in the £.

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

LEGAL COSTS

Each party to pay own legal costs save that the ingoing Tenant(s) will be required to provide a legal 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



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.
24/07/19/DB

