



TO LET - Town Centre Office with Parking
NIA Approx. 322ft² [29.9m²]
LGF (Front), 22 Church Road, Tunbridge Wells TN1 1JP

When experience counts...

est. 1828
bracketts

TO LET

**TOWN CENTRE OFFICE
WITH PARKING**

**LOWER GROUND FLOOR
(FRONT)**

APPROX. 322FT² [29.9M²]

**22 CHURCH ROAD
TUNBRIDGE WELLS**

KENT

TNI IJP

bracketts
est. 1828

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Tunbridge Wells
Kent
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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



**AWAITING
EPC**

LOCATION / SITUATION

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

The property is situated on the northern side of Church Road approximately 500 metres north of Tunbridge Wells mainline station.

DESCRIPTION

Lower ground floor office within an imposing, semi-detached, Grade II Listed, town centre office building.

ACCOMMODATION

Lower Ground Floor

Front Office: approx. 322ft² [29.9m²]

Kitchen / breakout (shared facility)

1 car parking space

Ladies and Gents WCs on half landings (shared facilities).

TENURE

The office is available by way of a new lease for a term to be agreed. The provisions of Sections 24 – 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded.

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.

GUIDE RENT

£7,000 per annum

Subject to annual increase in line with the RPI.

The rent is inclusive of heating, power, water, building insurance and maintenance but exclusive of business rates, VAT and any other outgoings.

VAT

We are advised that VAT is applicable.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £2,400.

The small business rate multiplier for 2020 / 2021 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the Sole Agents - **Bracketts – 01892 533733**.

Contact: Darrell Barber MRICS

Email: darrell@bracketts.co.uk

SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC,
26/05/20/DB

