



TO LET - Town Centre Restaurant  
GF Approx. 2,274ft<sup>2</sup>[211.2m<sup>2</sup>] LGF Approx. 1,176ft<sup>2</sup>[109.2m<sup>2</sup>]  
33 Monson Road, Tunbridge Wells, Kent TN1 1LS

When experience counts...

est. 1828  
**bracketts**

**TO LET**  
**TOWN CENTRE RESTAURANT**

[MAY SUIT OTHER USES - STP]

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**LGF APPROX. 1,176FT<sup>2</sup> [109.2M<sup>2</sup>]**

**33 MONSON ROAD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TNI ILS**



27/29 High Street  
Tunbridge Wells  
Kent  
TNI IUU

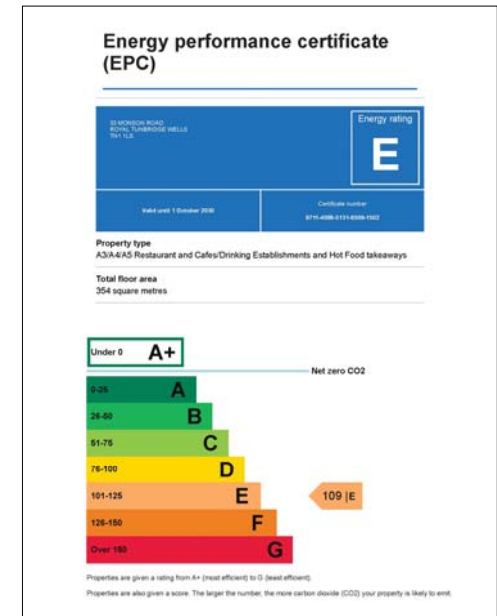
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

The property is located in Royal Tunbridge Wells approximately 35 miles south of central London.

The town is situated on the A26, which links via the A21 dual carriageway to Junction 5 of the M25 motorway. There is a frequent train service to the capital (min journey time of approximately 60 mins).

The property is situated on the southern side of Monson Road opposite the historic colonnade.

## DESCRIPTION

A purpose built restaurant arranged over ground and lower ground floors.

The ground floor comprises restaurant accommodation with kitchen and preparation area to the rear. The lower ground floor provides customer WC's, staff facilities and storage. In addition there is a small courtyard to the side of the property.

Our client believes the premises may suit various uses within Use Class E (Commercial, Business & Service) - subject to planning (if required).

## ACCOMMODATION

Ground Floor:  
Restaurant / Kitchen / WC  
GIA Approx. 2,274ft<sup>2</sup> [211.2m<sup>2</sup>]  
External - small Courtyard

Lower Ground Floor:  
Staff / Office / Stores / Customer WC's  
GIA Approx. 1,176ft<sup>2</sup> [109.2m<sup>2</sup>]

### 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.

## LEASE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## GUIDE RENT

£50,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## VAT

We are advised that the rent will attract VAT.

## 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 'Restaurant & premises' and has a Rateable Value of £85,500.

The Standard multiplier for 2020 / 2021 is 51.2 pence in the £.

Any 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 their own legal costs save that the ingoing Tenant will be required to 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, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

NOTE: Enquiries of the Historic England website and TWBC website indicate that the property is situated within a Conservation Area.

05/11/20/DB

