



TO LET - BUSINESS / COMMERCIAL PREMISES

GF NIA Approx. 1,158ft<sup>2</sup> [107.5m<sup>2</sup>] FF NIA Approx. 234ft<sup>2</sup> [21.7m<sup>2</sup>]

142 London Road, Southborough, Tunbridge Wells, Kent TN4 0PJ

When experience counts...

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**bracketts**

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**BUSINESS/COMMERCIAL**  
**PREMISES**

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**142 LONDON ROAD**  
**SOUTHBOROUGH**  
**TUNBRIDGE WELLS**

**KENT**  
**TN4 0PJ**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

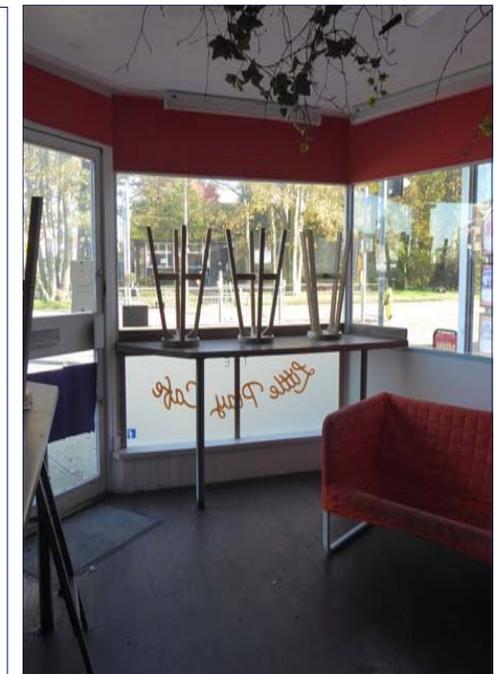
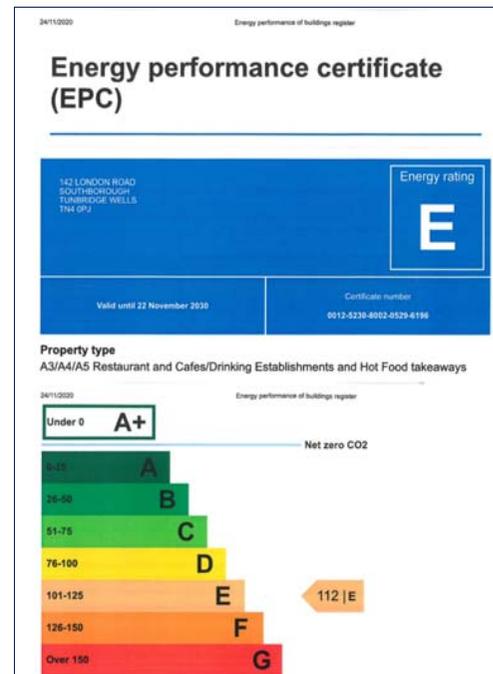
Tel: (01892) 533733 Fax: (01892) 512201

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

Southborough is an outlying district of Royal Tunbridge Wells, approximately 3 miles north of the town centre and close to the junction of the A26 and the A21 (T).

The property enjoys a prominent position within an established retail parade with frontage to the main A26 London Road close to its junction with Yew Tree Road.

## DESCRIPTION

Former retail premises most recently used as a play café. Our client believes the property may suit other uses subject to securing any planning or other statutory consents that may be required. Any interested parties must rely upon their own enquiries of the Local Planning Authority.

## ACCOMMODATION

Ground Floor:

Sales / Kitchen / Disabled WC  
Approx. 1,158ft<sup>2</sup> [107.5 m<sup>2</sup>]

First Floor:

Office	Approx.	218ft <sup>2</sup> [20.2 m <sup>2</sup> ]
Shower WC	Approx.	16ft <sup>2</sup> [1.4m <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.

The Provisions of Sections 24-28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

## GUIDE RENT

£13,000 per annum exclusive.

Rent payable monthly in advance.

We are advised that VAT is not applicable.

## DEPOSIT

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

## BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the property is described as "Shop and Premises" and has a Rateable Value of £12,500.

The small business rates multiplier for 2020/ 2021 is 49.9 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 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. 16.11.20. DB

