

INDIVIDUAL FLOORS AVAILABLE



**TO LET** 88 SQ M – 451 SQ M (947 SQ FT – 4,853 SQ FT)  
CLASS E UNIT WITH PARKING - **TO BE REFURBISHED**  
105-109 HIGH STREET, TONBRIDGE, KENT, TN9 1DJ

est. 1828  
**bracketts**

## LOCATION

The property is situated on a prominent corner position directly opposite Tonbridge Castle, at the northern end of the High Street.

Nearby users include a mixture of national and local commercial and residential occupiers.

Tonbridge mainline station is around 0.4 miles to the south providing a fast and frequent train service central London stations with a minimum journey time of around 35 minutes.

## DESCRIPTION

The property comprises a three storey property, formerly used as a ground floor banking hall, with offices and ancillary accommodation.

The property is due to be refurbished.

## FLOOR AREA

The unit has the following approx. net internal floor area:

Ground Floor 260 sq. m (2,798 sq. ft.)

First Floor 88 sq. m (947 sq. ft.)

Second Floor 103 sq. m (1,108 sq. ft.)

TOTAL 451 sq. m (4,853 sq. ft.)

Externally the property benefits from 4 parking spaces.

## AVAILABILITY

The property is available to let as a whole or on a floor by floor basis.

## TERMS

The property is available to be let by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

## RENT

Rent on application.

## VAT

To be confirmed.

## BUSINESS RATES

Enquiries of the VOA Website indicate that the property is listed as 'Bank and premises' with a Rateable Value of £29,250.

The UBR for 2024/25 is 49.9p in the £.

## SERVICE CHARGE

TBC

## EPC

D97

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

## VIEWING

Strictly by appointment through sole agents Bracketts:

**01732 350503**

**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

**Abbey Mitchell**

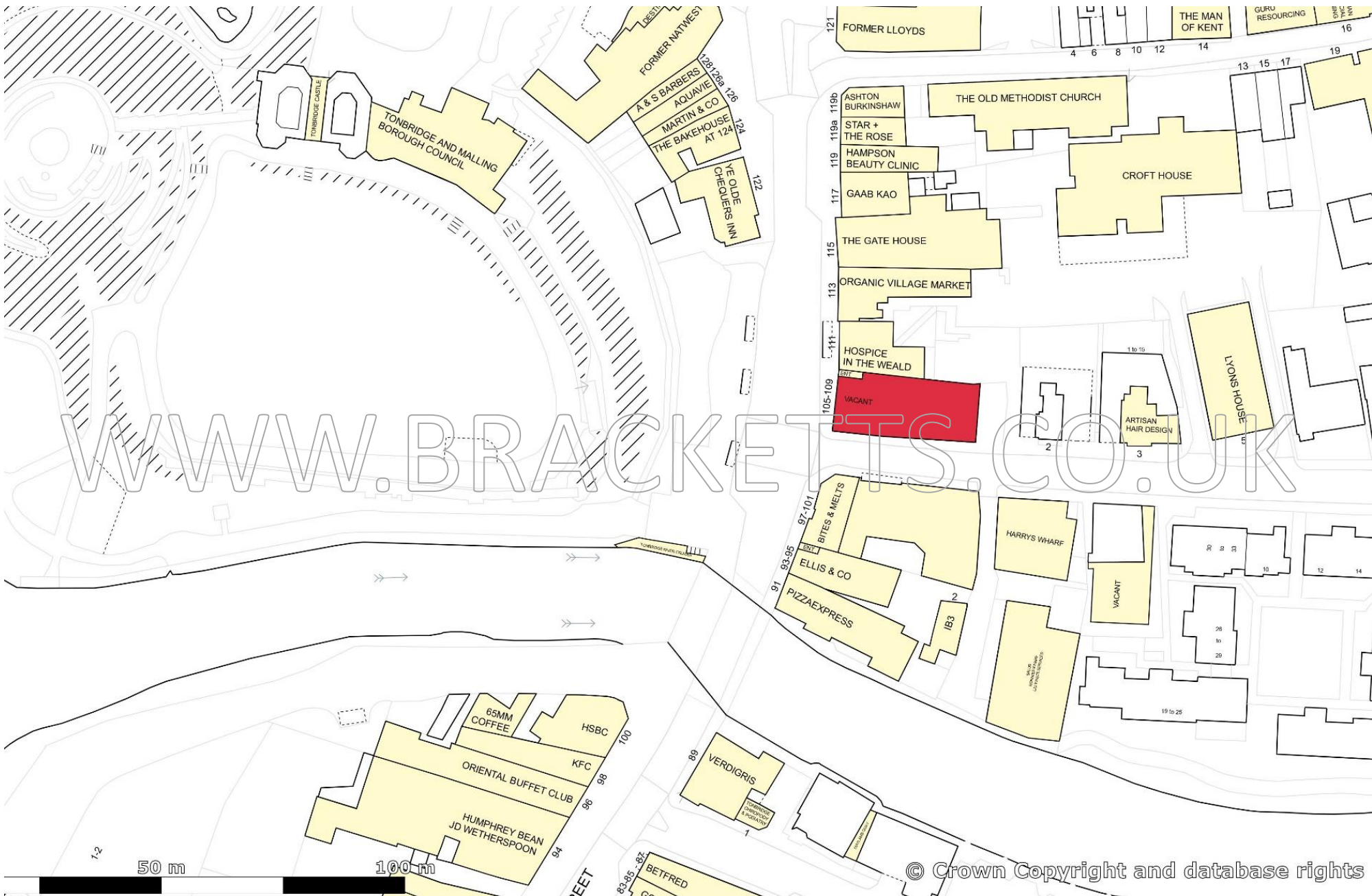
[abbey.mitchell@bracketts.co.uk](mailto:abbey.mitchell@bracketts.co.uk)

*Subject to contract*

### 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.





# TO LET

## OFFICE WITH PARKING

**APPROX. 88 – 451 SQ M  
(947 – 4,853 SQ FT)**

**105-109 HIGH STREET  
TONBRIDGE  
KENT  
TN9 1DJ**

**bracketts** est. 1828

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