



TO LET

TO LET - BUSINESS UNIT WITH PARKING  
GIA APPROX. 771 FT<sup>2</sup> [71.6 M<sup>2</sup>]  
UNIT 6 HAMMONDS FARM, SMITHS LANE, GOUDHURST TN17 1EU

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**BUSINESS UNIT  
GIA APPROX. 771FT<sup>2</sup> [71.6M<sup>2</sup>]  
WITH PARKING**

**UNIT 6  
HAMMONDS FARM  
SMITHS LANE  
GOUDHURST  
CRANBROOK  
KENT  
TN17 1EU**



27/29 High Street  
Tunbridge Wells  
Kent

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E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



**Energy performance certificate (EPC)**

Unit 6 Hammonds Farm Smiths Lane Goudhurst Cranbrook TN17 1EU	Energy rating <b>C</b>	Valid until 19 July 2023 Certificate number 2882-2881-8880-2112-8881
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Property type: Offices and Workshop/Businesses  
Total floor area: 554 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

Note—we are advised by our client that Unit 6 was previously included within Unit 1 and that the EPC for Unit 1 incorporated the unit now known as Unit 6

## LOCATION / SITUATION

The property is located on the outskirts of Goudhurst approximately 10 miles east of Royal Tunbridge Wells, 13 miles south of Maidstone and 5 miles west of Cranbrook.

The property is situated approximately 0.8 miles north west of the village centre which includes a hotel, doctors surgery, convenience store, bakery, pharmacy, newsagents, hairdressers and a number of public houses.

From the A262 turn into Smiths Lane and follow for approx. 0.3 miles. Take a left at a grass triangle and follow for approx. 0.1 miles. Take a right fork and follow for approx. 0.1 miles.

## DESCRIPTION

Small business unit suitable for multiple possible uses including workshop, store and office within a larger mixed use building in a picturesque rural location.

## ACCOMMODATION

### Ground Floor:

Workshop/store, store, office, kitchen and WC

GIA Approx. 771ft<sup>2</sup> [71.6m<sup>2</sup>]

Note - additional space of circa 512ft<sup>2</sup> [47.5m<sup>2</sup>] may be available \*

On site parking - spaces to be confirmed

## AMENITIES

- Up and over shutter door
- Office space
- Kitchen
- WC
- Full fibre to building

## LEASE

The premises are available by way of a new Internal 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.

## GUIDE RENT

£7,500 per annum exclusive

Rent payable quarterly in advance on the usual quarter days.

The rent is exclusive of buildings insurance, water, electricity and telecoms.

We are advised that VAT will be applicable.

## RENTAL DEPOSIT

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

## BUSINESS RATES

To be assessed.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £. Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

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

## LEGAL COSTS

Each party to be responsible for 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**

Darrell Barber MRICS

Mobile - 07739 535468

Email - darrell@bracketts.co.uk



\* clients measured area

SUBJECT TO CONTRACT, VACANT POSSESSION, PLANNING (IF REQUIRED) AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

04.07.25/DB

### 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.



