

TO LET



TO LET - First Floor Town Centre Office
NIA Approx. 369ft² [34.2m²]
49 London Road, Tunbridge Wells, Kent TN1 1DT

When experience counts...

est. 1828
bracketts

TO LET

**FIRST FLOOR
TOWN CENTRE OFFICE**

NIA APPROX. 369ft² [34.2m²]

GUIDE RENT £7,000 pax

**49 LONDON ROAD
TUNBRIDGE WELLS
KENT**

TNI IDT



27/29 High Street

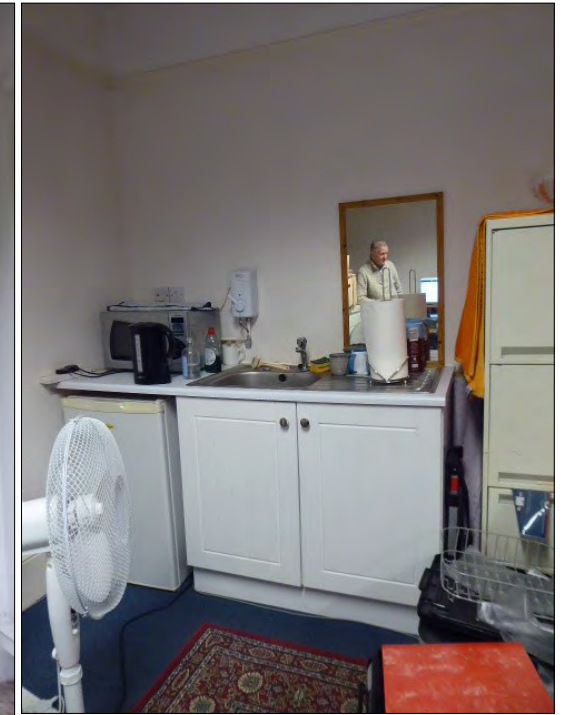
Tunbridge Wells

Kent

TNI IUU

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E-mail: tunbridgewells@bracketts.co.uk



LOCATION / SITUATION

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

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5.

The property is situated within Richmond Terrace on the eastern side of London Road (A26) and is ideally positioned for access to Tunbridge Wells mainline station, Vale Avenue multi-storey car park and general town centre facilities.

DESCRIPTION

First floor offices within an imposing multi-let period building.

ACCOMMODATION

Ground floor:

External staircase leading to communal entrance hall and stairwell.

First Floor (Right Hand Side):

Reception/Office	NIA Approx.	106ft² [9.8m²]
Main Office	NIA Approx.	263ft² [24.4m²]
Total	NIA Approx.	369ft² [34.2m²]

Shared WC facilities

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 an effective 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.

The Landlord operates a service charge in respect of common and shared items.

GUIDE RENT

£7,000 per annum exclusive

Rent payable monthly in advance.

RENTAL DEPOSIT

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

VAT

We are advised that the rent will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as an Office and Premises and has a Rateable Value of £7,600.

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.

VIEWING

Strictly by prior appointment with the sole agent:

Bracketts
Tel: 01892 533733
Darrell Barber MRICS
Mobile: 07739 535468
Email: darrell@bracketts.co.uk



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

